



City Hall  
Skytrain Station



Olympic Village  
Skytrain Station

YUKON ST

WEST BROADWAY

ALBERTA ST

SUBJECT  
PROPERTIES

Royal LePage Sussex | 2397 Marine Drive | West Vancouver  
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www.rlpcommercialvancouver.com \*Personal Real Estate Corporation

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HIGH-RISE SITE WITH INCOME



# OPPORTUNITY

This exceptional investment opportunity encompasses 301, 307, and 309 West Broadway, along with 2439 Alberta Street in Vancouver, BC. Strategically located on the corner of West Broadway and Alberta Street in the vibrant Mount Pleasant neighborhood, the property boasts direct access to the Canada Line Skytrain, ensuring unmatched convenience and connectivity. Zoned C-3A, the site spans 11,368 square feet of prime land and features a fully leased, income-generating building constructed in 1948. With 17,709 square feet of combined office, retail, and basement space, the property offers robust holding income while presenting significant future development potential through the Broadway Plan's density entitlement opportunities.





# PROPERTY DETAILS

**Address** 301,307,309 West Broadway,  
2439 Alberta St, Vancouver

**PIDs** 011-072-946, 011-073-012,  
011-072-997, 024-184-896

**Lot Size** 11,368 SF

**Building Size**  
301 W Broadway

Retail	5,442 sf
Office	6,397 sf
Basement	5,870 sf
Total	17,709 sf

**Parking** 12 Surface Stalls

**Year Built** 1948

**Zoning** C-3A

**Broadway Plan** MBSA

**Property Tax (2024) (Total)** \$146,881.80

**BC Assessment**

Land	\$12,308,000
Building	\$ 1,781,000
Total	\$14,089,000





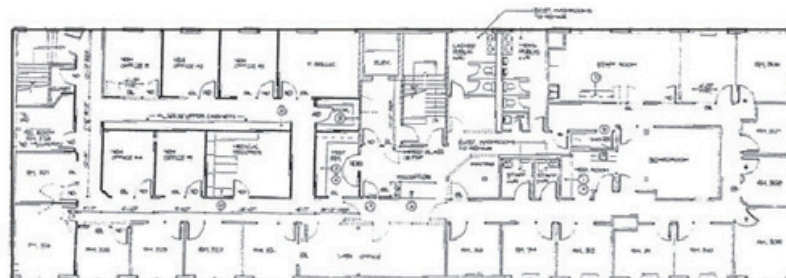
# PROPERTY PHOTOS





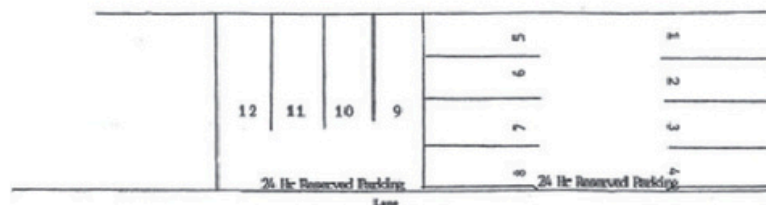
# FLOOR PLANS

## SECOND FLOOR OFFICE



## PARKING PLAN

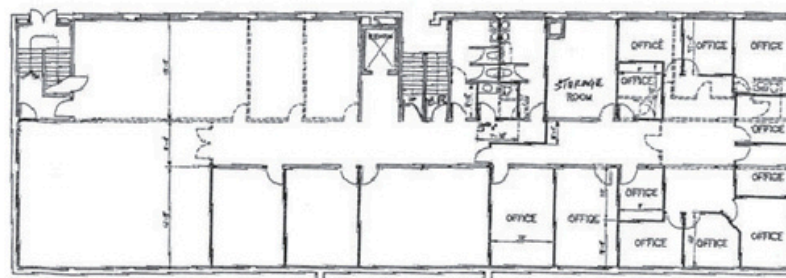
2439 Alberta Street  
(adjacent to ground floor)



## MAIN FLOOR RETAIL



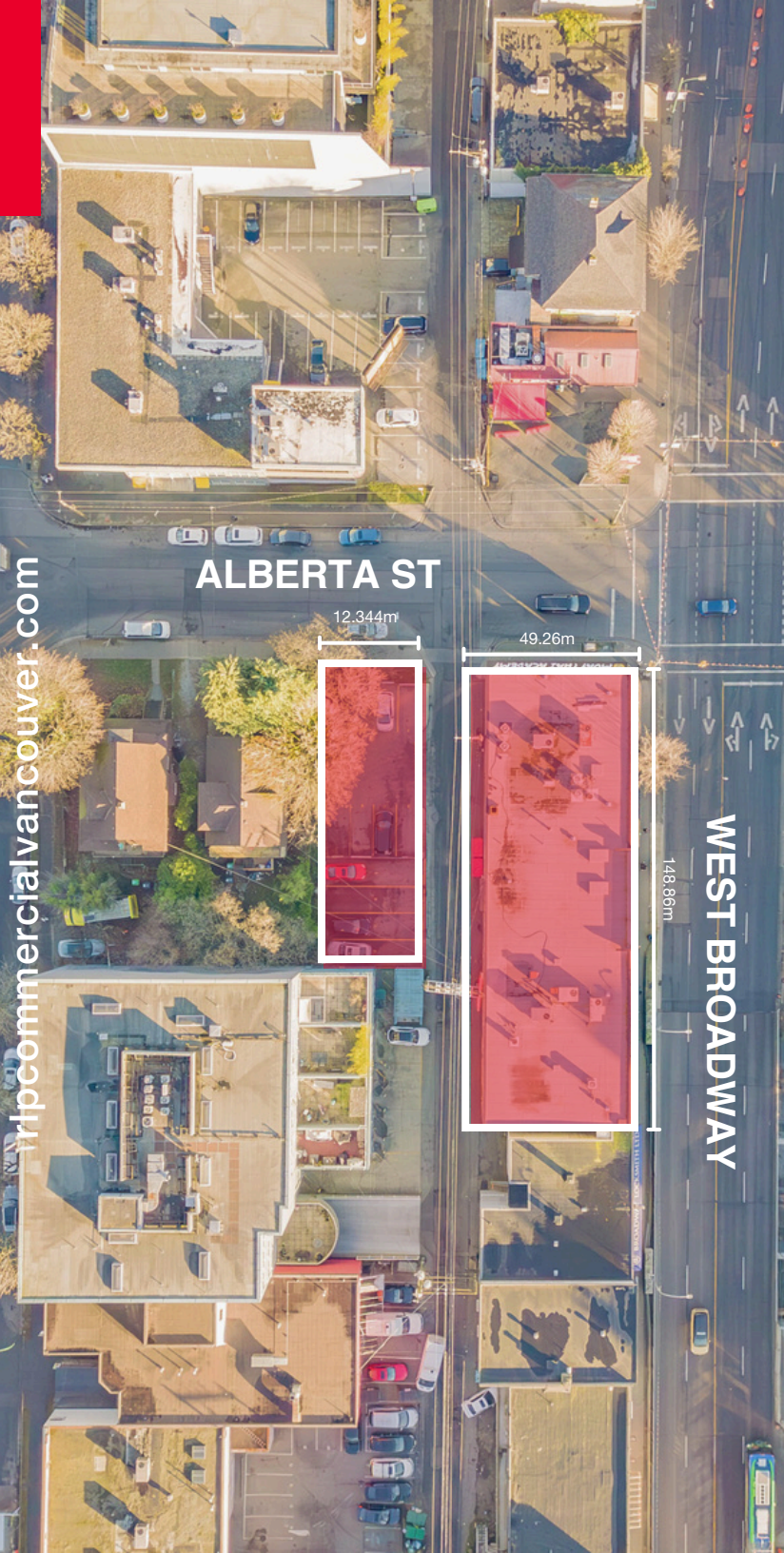
## BASEMENT



ALBERTA STREET

WEST BROADWAY





# BROADWAY PLAN

The Broadway Plan was approved on June 22, 2022 by the City of Vancouver to secure housing, increase employment opportunities, and improve public amenities. The Subject Properties' zoning of C-3A is one of the most flexible allocations in the City of Vancouver, and has benefited greatly from the Broadway Plan which allow for an improvement of a maximum of 30 storeys of residential or offices uses. The achievable density will depend on view cone height restrictions and urban design performance.

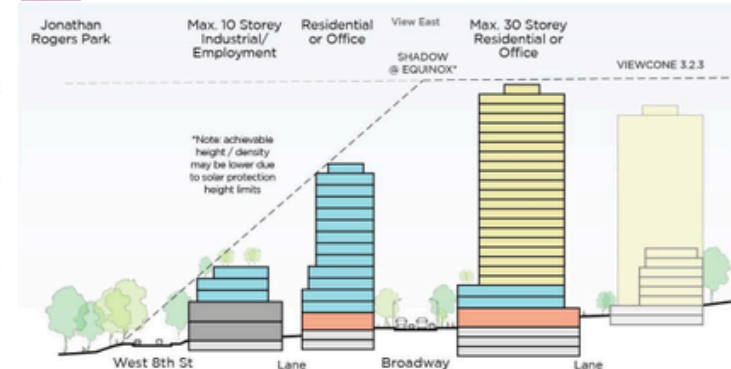
## 10.4.1 MBSA Policy Summary Table - for Consolidated C-3A/I-1 Zone Sites

Policy Area	Broadway Shoulder Area East - Area A (Consolidated C-3A/I-1 Zone Sites)	MBSA
Uses	Retail/service, office, hotel, industrial, residential	
Option/Tenure	Secured rental housing and industrial	Office/hotel and industrial
Max Height	Height can generally be considered up to the underside of Queen Elizabeth Park View 3, except for the blocks from Yukon to Alberta and from Ontario to Quebec, where height up to the underside of Queen Elizabeth Park View sections 3.2.3-3.2.4 can be considered.	
Max Density	Achievable density will depend on view cone height restrictions and urban design performance.	
Min Frontage	45.7 m (150 ft).	
Notes	<ul style="list-style-type: none"> <li>Residential component must be on lands regionally designated as General Urban (C-3A zone, fronting Broadway).</li> <li>A minimum of 1.0 FSR of industrial uses is required on the I-1 zoned portion of the site.</li> <li>A minimum of 1.0 FSR of service, office or hotel uses is required across the entirety of the site. This is in addition to the ground floor retail/service uses required by policy 10.4.4.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	

## Additional Policies

- 10.4.2 Consider supporting opportunities for lot consolidation across the lane for new development.
- 10.4.3 There will be a maximum of three towers with frontage on the C-3A block face.
- 10.4.4 Maintain or expand the existing industrial space requirements on lands regionally designated as Industrial (I-1 zone, fronting 8th Avenue).
- 10.4.5 Require continuous active ground floor retail/service uses along Broadway.
- 10.4.6 Encourage provision of on-site public open space (i.e. larger POPS or

Figure 10.2 - Illustrative Street Section of Broadway Between Columbia and Manitoba Streets





# ZONING & DEVELOPMENT

## Permitted Uses:

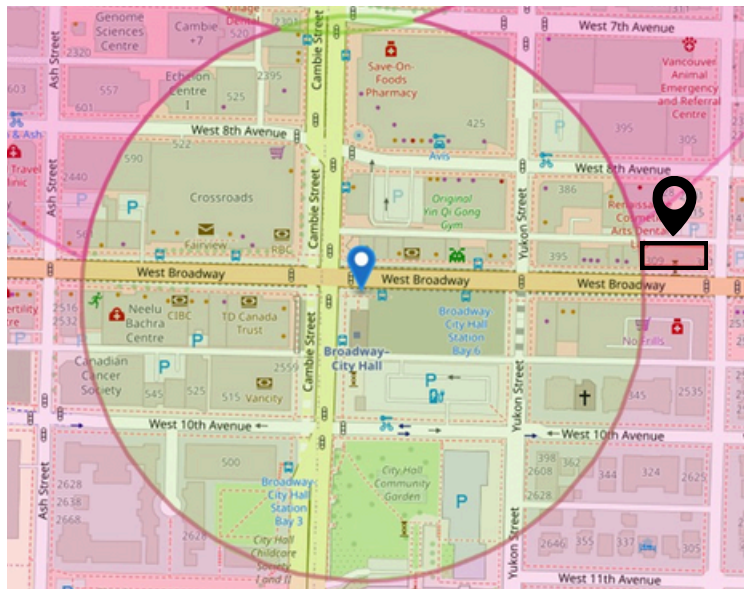
- Art and Culture Event
- Club
- Fitness Centre
- Community Centre
- Library
- Museum or Archives
- Theatre
- School - University or College
- Financial Institution
- General Office
- Health Care Office
- Furniture or Appliance Store
- Grocery or Drug Store
- Laboratory
- Beauty and Wellness Centre

## Central Broadway C-3A:

Full Zoning Bylaw:

<https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-c-3a.pdf>

## TRANSIT ORIENTED AREA DEVELOPMENT

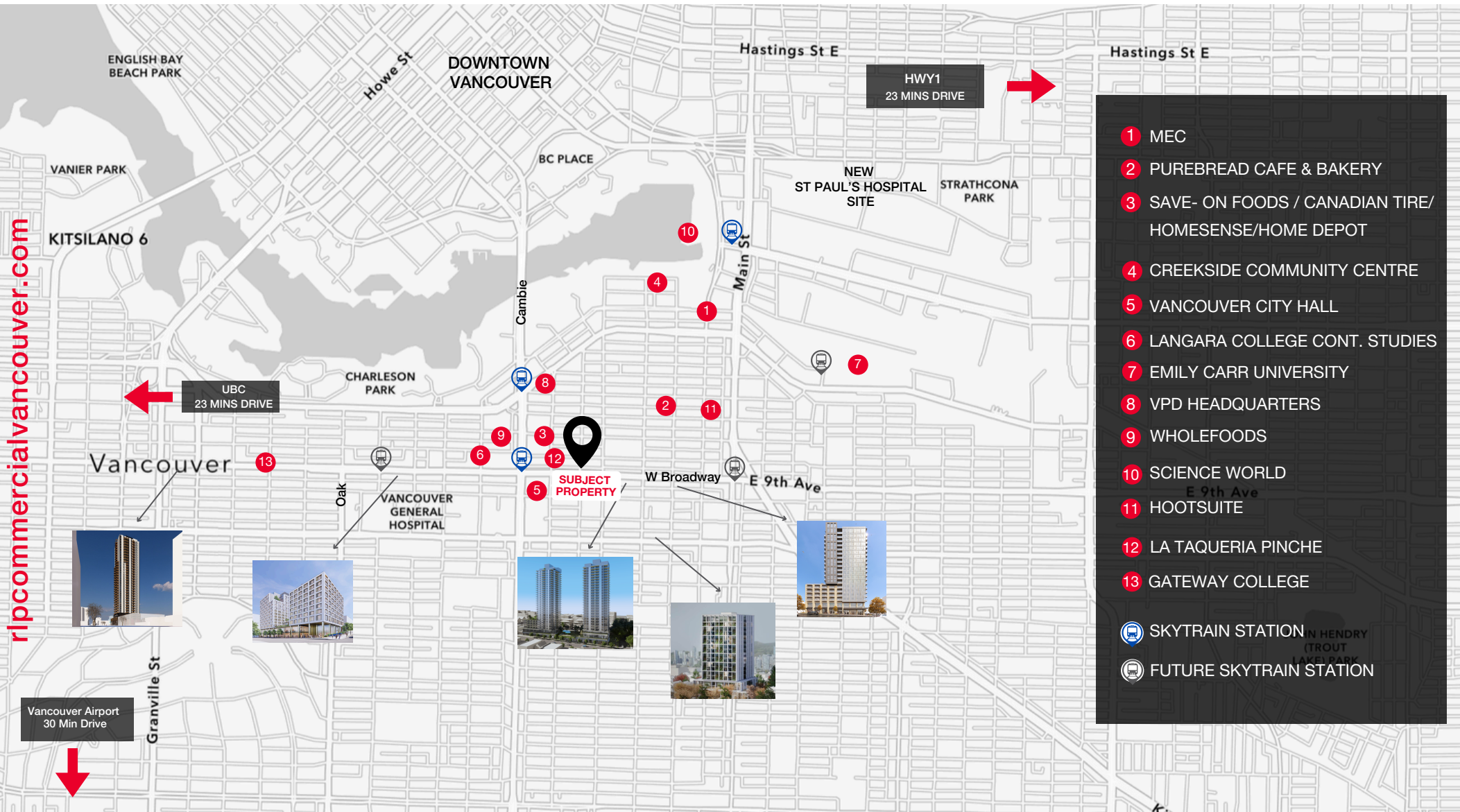


TOA Type	Tier	Prescribed Distance	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
SkyTrain	1	Less than 200	Up to 5.0	Up to 20
	2	200-400	Up to 4.0	Up to 12
	3	400-800	Up to 3.0	Up to 8
Bus/WCE	4	Less than 200	Up to 4.0	Up to 12
	5	200-400	Up to 3.0	Up to 8
Bus/WCE	4	Less than 200	Up to 3.5	Up to 10
	5	200-400	Up to 2.5	Up to 6
Bus	4	Less than 200	Up to 2.5	Up to 6
	5	200-400	Up to 1.5	Up to 4

- TOA: Tier 1 or 2: Rental or Strata Building with social housing
- FSR: 4.0/5.0 up to 12/20 Storey



# AREA MAP





# AREA DEVELOPMENT APPLICATIONS

[www.shapeyourcity.ca/rezoning](http://www.shapeyourcity.ca/rezoning)



## 130 West Broadway Approved

- 28-Storey and 29-Storey twin residential towers on top of a commercial podium,
- 524 Secured Market Rental Units.
- Floor space ratio (FSR) of 8.46;
- <https://www.shapeyourcity.ca/130-w-broadway>



## 2-24 E Broadway and 2520 Ontario St (8 E Broadway) Approved

- 21-storey mixed-use building with Commercial uses at grade
- A 37-space space childcare facility;
- 168 market rental units;
- A floor space ratio (FSR) of 8.5;
- <https://www.shapeyourcity.ca/2520-ontario-st-and-2-24-e-broadway>



## 121-129 W 11th Ave Application

- 165 secured rental units with 20% of the floor area secured for below market rental units;
- Commercial space on the ground floor;
- A floor space ratio (FSR) of 5.8; and
- <https://www.shapeyourcity.ca/121-129-w-11-ave>



## 888 West Broadway Application

- Two hotel buildings (15 and 11 storeys) with two-storey podium
- Commercial space on the ground floor;
- FSR of 8.96
- <https://www.shapeyourcity.ca/888-w-broadway-1>



## 1470-1476 W Broadway Application

- 34-storey mixed-use building, 300 secured rental units with 20% below-market rental units;
- Commercial space on the ground floor;
- A floor space ratio (FSR) of 13.0;
- <https://www.shapeyourcity.ca/1470-1476-w-broadway>







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