



855 Kingsway  
Vancouver, BC

## Kingsway Development Opportunity with Holding Income

### Opportunity

The opportunity is to development a new Rental or Strata Apartment under the current C2 Zoning. Alternatively, a new Rental Building could be developed under CD-1 Zoning which would provide additional incentives.

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# 855 Kingsway

Vancouver, BC

## Location

Situated in ideal location between the Mt. Pleasant and Norquay Village Neighbourhoods, 855 Kingsway provides strategic opportunity to develop a new Project on a busy transportation ( Bus route) corridor.

New developments are happening in the area reflecting the upcoming revitalization of this neighbourhood.

## Zoning

C-2 (Updated 2022)

Under this zoning a 3.5 FSR with a six-storey height is permitted for a Rental Building. Alternatively, a Strata Development would provide a total density of 2.5 FSR which would permit three storeys of Residential with a 2.15 FSR above 0.35 FSR of ground floor commercial.

CD-1 Zoning could also be enacted under the Rental 100 Program which would allow a secured Rental Building and a 3.3 Floor Space Ratio (FSR). Additional incentives under this Zoning would be considered.

## Salient Details

### Civic Address

855 Kingsway, Vancouver, BC V5V 3C2

### Legal Description

Lot 14, Blk. 90, Plan VAP 187, DL 301, NWD

PID: 004-994-281

### Land Size

12,078 SF (99' x 122')

### Zoning (Updated 2022)

C-2 (Commercial)

### Assessed Value (2024)

Land	\$7,246,000
Building	\$4,600
<b>Total</b>	<b>\$7,250,600</b>

### Taxes (2024)

\$75,641.90

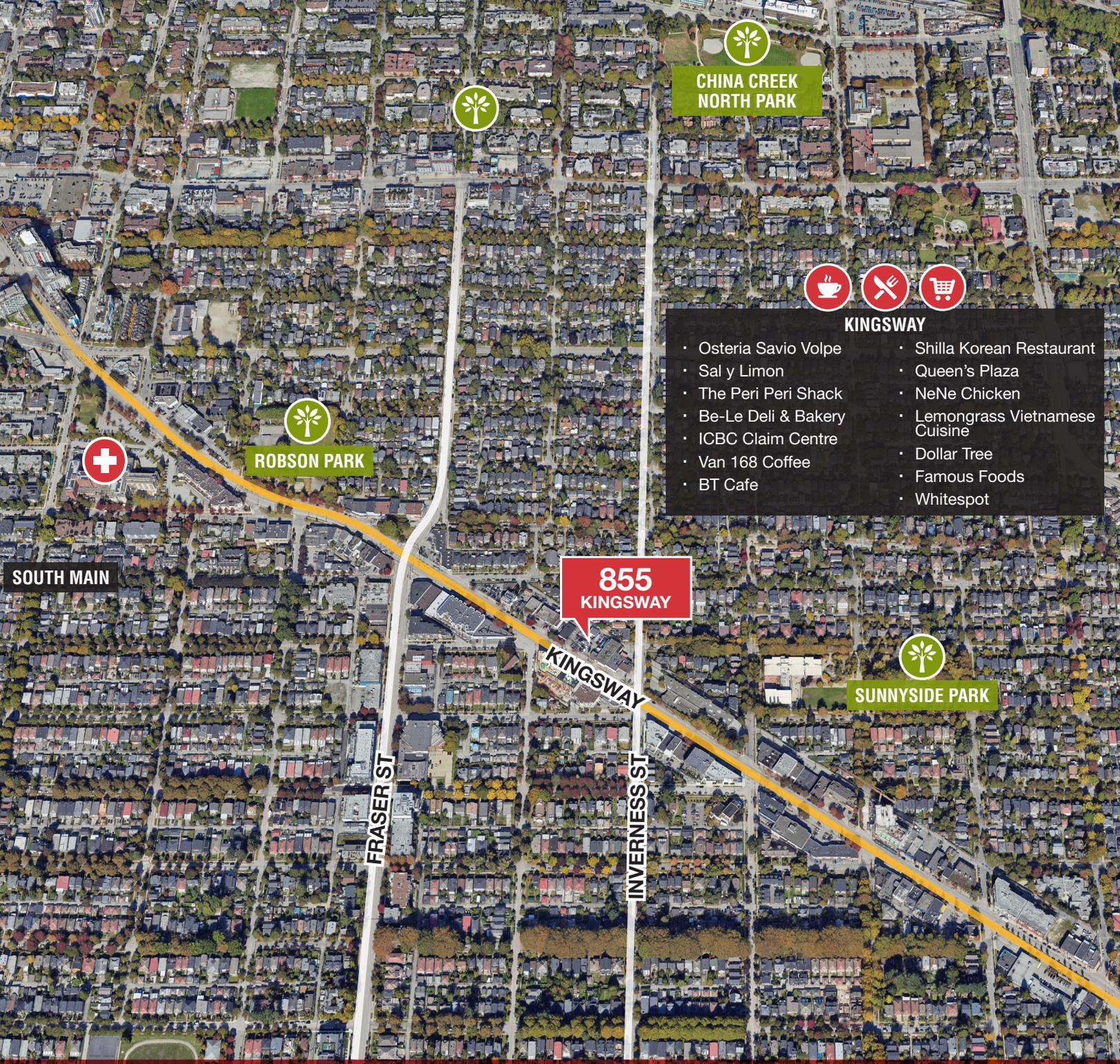
### Income

To be provided

### Price

Contact Broker

Vendor Financing available



**KINGSWAY**

- Osteria Savio Volpe
- Sal y Limon
- The Peri Peri Shack
- Be-Le Deli & Bakery
- ICBC Claim Centre
- Van 168 Coffee
- BT Cafe
- Shilla Korean Restaurant
- Queen's Plaza
- NeNe Chicken
- Lemongrass Vietnamese Cuisine
- Dollar Tree
- Famous Foods
- Whitespot

**855  
KINGSWAY**



**SUNNYSIDE PARK**

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