

FOR SALE

Prime Development Site in the heart of Downtown Vancouver: A Rare Acquisition Opportunity

852 & 872 Seymour Street, Vancouver, BC



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852 & 872 SEYMOUR STREET

Vancouver, BC

SALIENT DETAILS

PID

031-891-187

ZONING

Downtown District Sub Area C3

NEIGHBOURHOOD PLAN

Downtown

GROSS SITE AREA

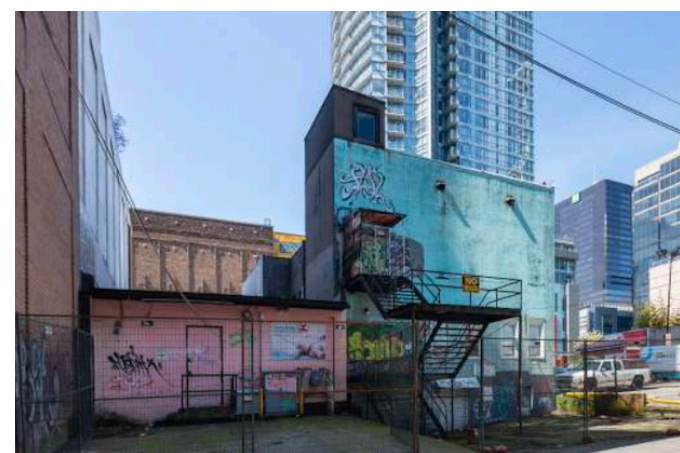
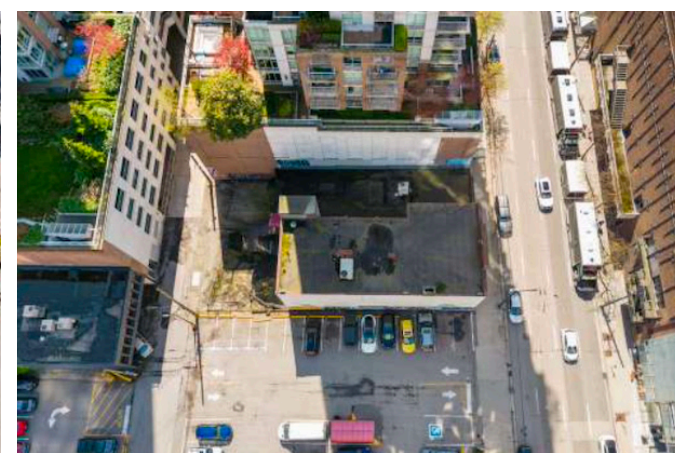
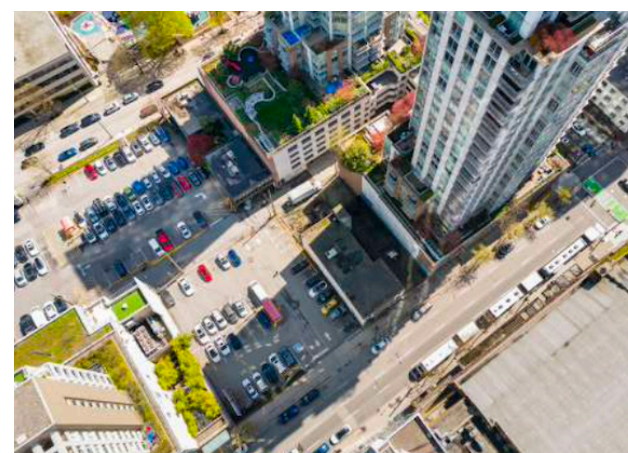
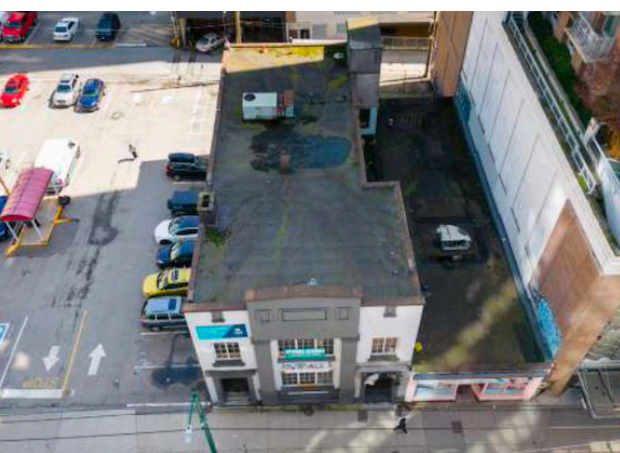
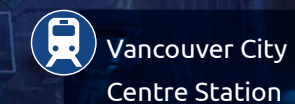
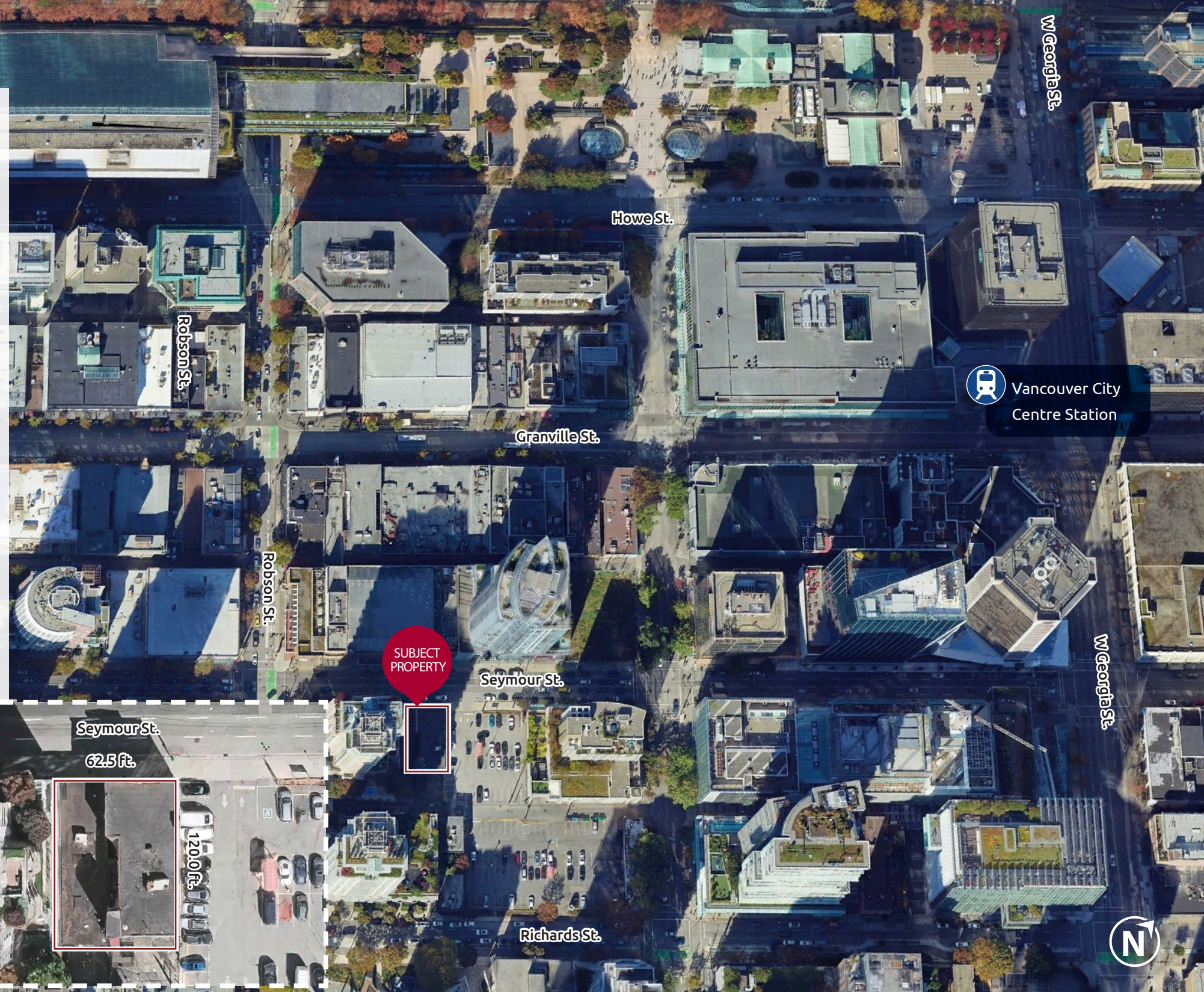
7,496 SF

ASKING PRICE

Contact Listing Agents

OPPORTUNITY HIGHLIGHTS

- » Once-in-a-lifetime opportunity to acquire a Residential/Commercial development site located in the heart of Downtown Vancouver's high affluent Central Business District
- » 7,496 SF site with over 62 ft of frontage on Seymour Street
- » Less than 190 meters from Vancouver City Center Skytrain Station
- » Unmatched location just steps from Orpheum, The Center, Robson Square and Vancouver Public Library
- » Condo pricing in the area has reached over \$1,900/SF
- » One of the strongest Residential Rental Markets in Metro Vancouver with rents achieving over \$6.00/SF



LOCATION OVERVIEW

PRIME DOWNTOWN LOCATION:

- » **Central Business District (CBD) Proximity:** 852 Seymour St is strategically located in Vancouver’s downtown core, within walking distance to the Central Business District. This area is a hub for commercial activity, attracting businesses from various industries, particularly finance, technology, and professional services.
- » **Transit-Oriented Development:** The location benefits from excellent access to public transportation, including major bus routes and proximity to the Vancouver City Centre SkyTrain station. This makes it highly accessible for commuters and contributes to its desirability for both residential and commercial developments.

RETAIL AND AMENITIES:

- » **High Foot Traffic:** Seymour St is a busy corridor with significant foot traffic, driven by nearby attractions such as the Vancouver Public Library, Pacific Centre Mall, and various dining and entertainment options. This makes the location ideal for retail and mixed-use developments that can capitalize on the consistent flow of potential customers.
- » **Lifestyle Amenities:** The area is well-served by a variety of amenities including restaurants, cafes, fitness centers, and cultural venues like theaters and galleries. These contribute to the location’s appeal for residential developments, offering a vibrant urban lifestyle to potential tenants or buyers.

AMENITIES

● RESTAURANTS/MUSEUMS

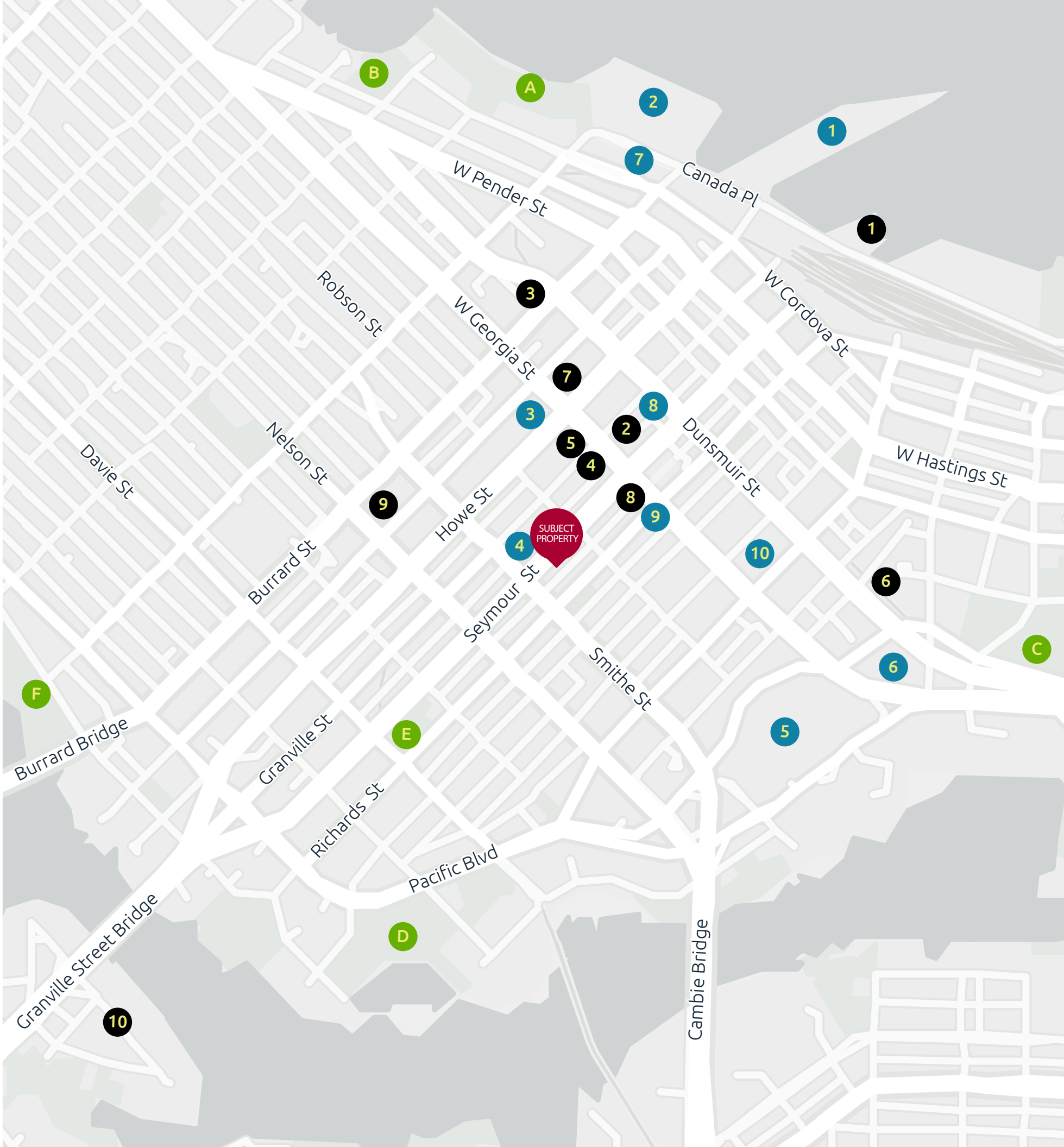
- 1. Canada Place
- 2. Vancouver Convention Centre
- 3. Vancouver Art Gallery
- 4. Orpheum
- 5. BC Place
- 6. Rogers Arena
- 7. Cactus Club
- 8. The Keg Steakhouse + Bar
- 9. Glowbal Restaurant
- 10. Queen Elizabeth Theatre

● SHOPPING & SERVICES

- 1. Waterfront Station
- 2. Granville Station
- 3. Burrard Station
- 4. Vancouver City Centre Station
- 5. CF Pacific Centre
- 6. Stadium-Chinatown Station
- 7. RBC Royal Bank
- 8. Scotiabank
- 9. St. Paul’s Hospital
- 10. Granville Island

● PARKS & RECREATIONS

- A. Harbour Green Park
- B. Coal Harbour Park
- C. Andy Livingstone Park
- D. David Lam Park
- E. Emery Barnes Park
- F. Sunset Beach





DEVELOPMENT POTENTIAL

- » **Zoning and Land Use:** The site is likely zoned for a mix of commercial and residential use, which is common in this part of Vancouver. The flexibility in zoning allows for a variety of development possibilities, from high-density residential towers to office and retail spaces.
- » **Height and Density:** Given its downtown location, the site may be eligible for higher-density development, with the potential for significant vertical growth. This aligns with the City of Vancouver's push towards densification in urban centers to accommodate population growth and urbanization.
- » **High Demand for Downtown Properties:** Vancouver's downtown core is one of the most sought-after areas for real estate development in the city. The demand for both residential and commercial spaces remains robust, driven by the city's strong economy, population growth, and limited availability of prime land.
- » **Appreciation Potential:** Properties in this area have historically seen strong appreciation due to their central location and limited supply. Investors and developers can expect solid returns on investment, both from rental income and potential capital gains.
- » **Surrounding Projects:** The area surrounding 852 Seymour St has seen significant development activity, with numerous high-rise residential and mixed-use projects either completed or under construction. This ongoing development trend reinforces the location's viability and attractiveness for new projects.
- » **Competition and Collaboration:** While the area is competitive, there are also opportunities for collaboration with neighboring developments, particularly in creating cohesive community spaces or shared amenities that enhance the overall appeal of the district.

Images source: Arno Matis Architecture

FOR MORE INFORMATION CONTACT:

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