

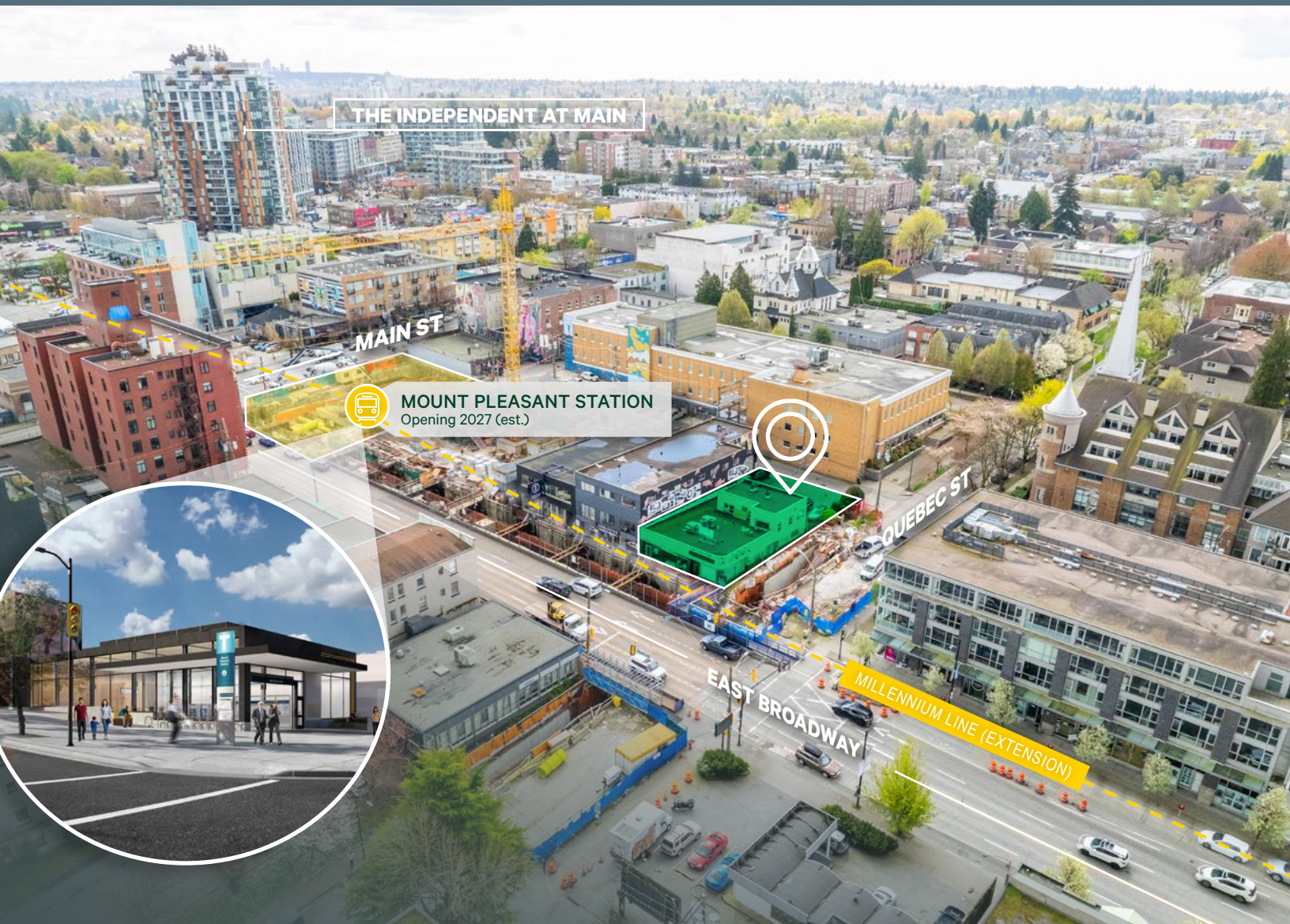
For Sale | Investment Opportunity

PRICE REDUCED

104-106 East Broadway

VANCOUVER, BC

SKYTRAIN STATION RETAIL WITH FUTURE HI-RISE DEVELOPMENT POTENTIAL



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CBRE

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104-106 East Broadway
Vancouver, BC

Owner-Occupier or Investor Opportunity



Opportunity

We are pleased to present the opportunity to acquire an investment/redevelopment property in one of Vancouver's fastest growing neighbourhoods. Located on the corner of East Broadway and Quebec Street, the property features excellent exposure and proximity to both the existing Broadway Canada Line Station and located on the same block as the future Mount Pleasant Station, as part of the Millennium Line UBC Extension at Main Street & Broadway.

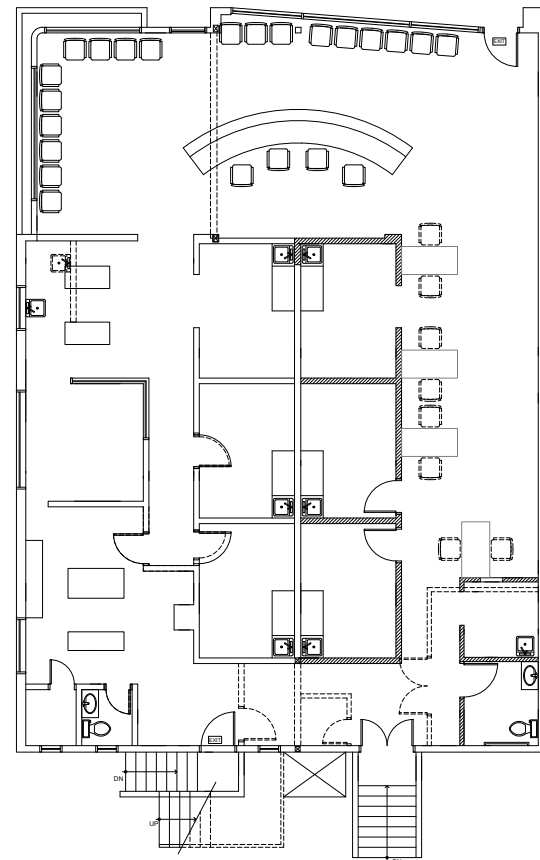


Salient Facts

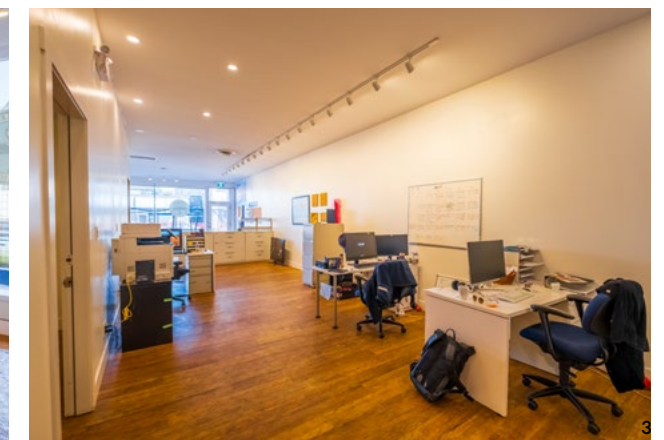
Municipal Address	104-106 East Broadway Vancouver BC, V5T 1V9
Legal Address	LOT G, EXCEPT (A) THE SOUTH 2 FEET NOW LANE AND (B) PART IN EXPLANATORY PLAN 13254, BLOCK 28 DISTRICT LOT 302 PLAN 2508
PID	014-158-949
Ownership Interest	Freehold
Year Built	1950
Site Area	5,353 SF
Frontage	47.36 Feet (East Broadway)
Net Leaseable Area	3,000 SF Retail + 2-Bedroom Apartment
Gross Taxes (2025)	\$57,502
Zoning	C3-A
OCP	Broadway Plan (MCEA)
Asking Price	\$7,688,000 \$8,250,000

REDUCED

Floor Plan



Former Medical Office Layout - partitions have been removed.
*Not to scale





Redevelopment Opportunity

With a flurry of development activity nearby, including the Independent (Rize Alliance) and Kingsgate Mall (Beedie), 104-106 East Broadway also offers the best redevelopment site of the Broadway corridor, developing an up to 30 storey tower with your two neighbours, located right on top of the Broadway and Main SkyTrain Station. Amazing transit, restaurants and views.

Projects in the area



MEC Redevelopment
130 West Broadway, Vancouver
Approved for 524 rental units in 28 & 29 storey towers, with daycare and commercial in the podium.



The Independent Broadway and Kingsway
A 21-storey mixed-use residential building in Vancouver's Mount Pleasant neighborhood.

AVERAGE DRIVE TIMES

5 min Highway 99	10 min Downtown Vancouver	10 min Mount Pleasant	25 min YVR Airport	30 min Highway 1	30 min Burnaby
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HIGHLIGHTS

Rapid growth along the Central Broadway Corridor with the anticipated rapid transit line, and located on the same block as the future Mount Pleasant Station along the Millennium Line and Broadway Subway.

Short walking distance to the existing Broadway/City Hall Canada Line Station.

Unprecedented multi-family demand demonstrated with record pricing achieved at Rize Alliance's Independent development (3 blocks east) and Bold's Synchro project.

Official Community Plan

Broadway Plan Designation

Policy Area	Mount Pleasant Centre - Area A (MCEA)		MCEA
Uses	Residential, office, retail/service, cultural		
Option/Tenure	Secured rental and below-market rental housing	Office/hotel* development	Strata ownership housing
Max Height*	30 storeys	24 storeys	25 storeys
Max Density*	10.5 FSR	10.5 FSR	7.5 FSR
Min frontage	45.7 m (150 ft)		
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). A minimum of three levels of non-residential uses (job space) above the ground floor is required. A component of strata ownership housing (up to 3.0 FSR) may be considered within the overall maximum density where there are contributions towards on-site open space and/or other community amenities. 		
	<ul style="list-style-type: none"> *Hotel maximum height per maximum height for secured rental. A minimum of three levels of non-residential uses (job space) above the ground floor is required. Development should contribute towards community amenities. 		
	<ul style="list-style-type: none"> * Achievable height and density may be lower where height is restricted by view cones; however, height can be considered up to the underside of Queen Elizabeth Park View section 3.2.4 for secured rental housing or office/hotel development only. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 		

Mount Pleasant Centre - Area A (MCEA)

104-106 East Broadway is located within the City of Vancouver's Broadway Plan. Within the Official Community Plan, the property is part of the Mount Pleasant Centre - Area A.

This designation is intended to strengthen and diversify Mount Pleasant Centre as a vibrant mixed-use area close to rapid transit by providing opportunities for additional housing (particularly secured rental and social housing), job space, and amenities (e.g. cultural facilities and childcare), and improved walking, rolling and cycling environments.

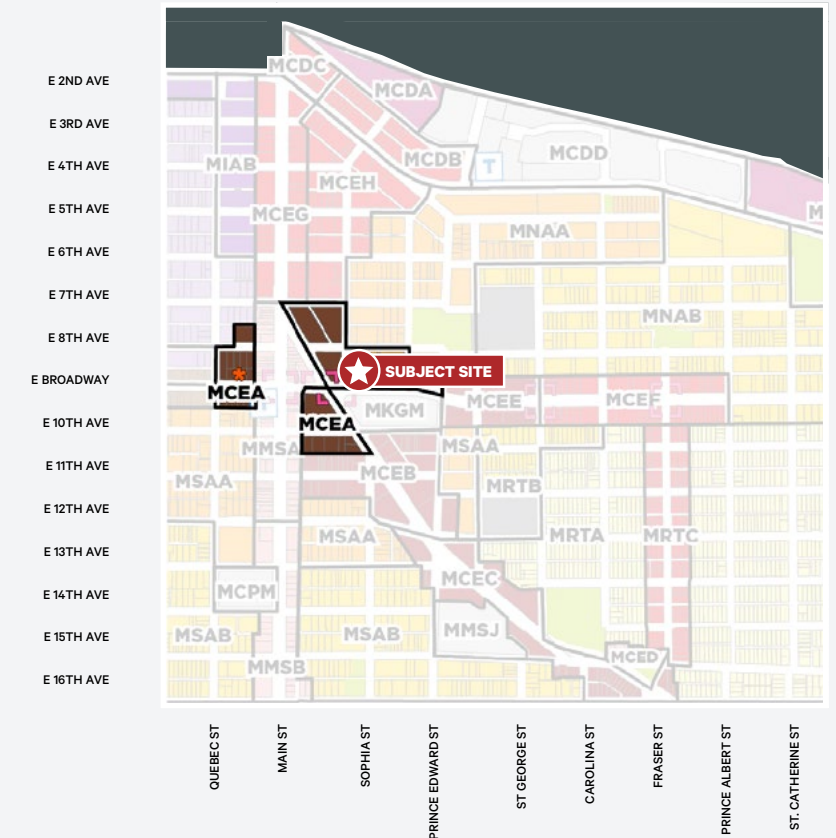
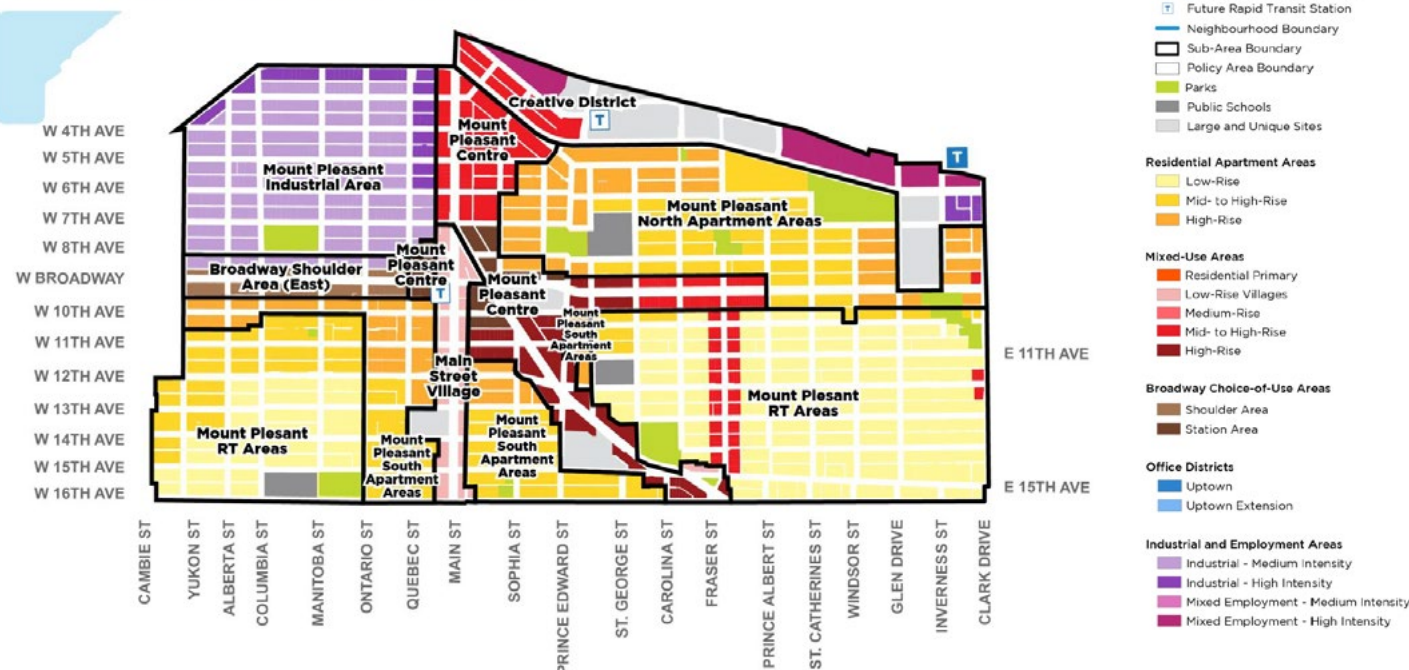
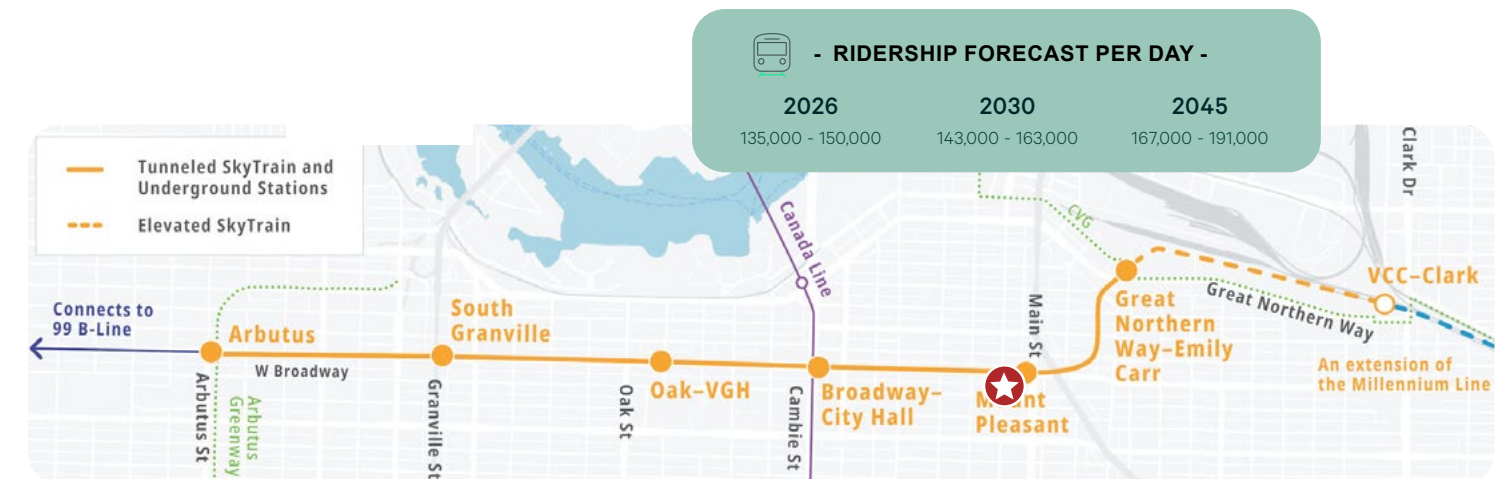


Figure 10.1 - Mount Pleasant Neighbourhood Land Use



Broadway Subway Project & Sky Train Extension

Projected Completion 2027



Source: City of Vancouver, 2025; BC Government, 2025; Translink, 2024

104-106 East Broadway

Vancouver, BC

FOR SALE



MOUNT PLEASANT STATION
Opening 2027 (est.)

- EXCEPTIONAL WALK SCORE -

100
WALK
SCORE

87
TRANSIT
SCORE

89
BIKE
SCORE

Invest in the Future. Located a few doors down from the Mount Pleasant SkyTrain Station, in addition to all the trendy shops, restaurants and services that Main Street Village has to offer, this location is second to none on the whole Broadway Corridor. Retail will be exceptional as soon as the SkyTrain opens, and long term development will see some of the highest rents and demand in all of Vancouver.

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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

Floor Plan (Retail)

104-106 East Broadway

Vancouver, BC



**Note: previous medical clinic floorplan.
Partitions have been removed.**

Not to scale.