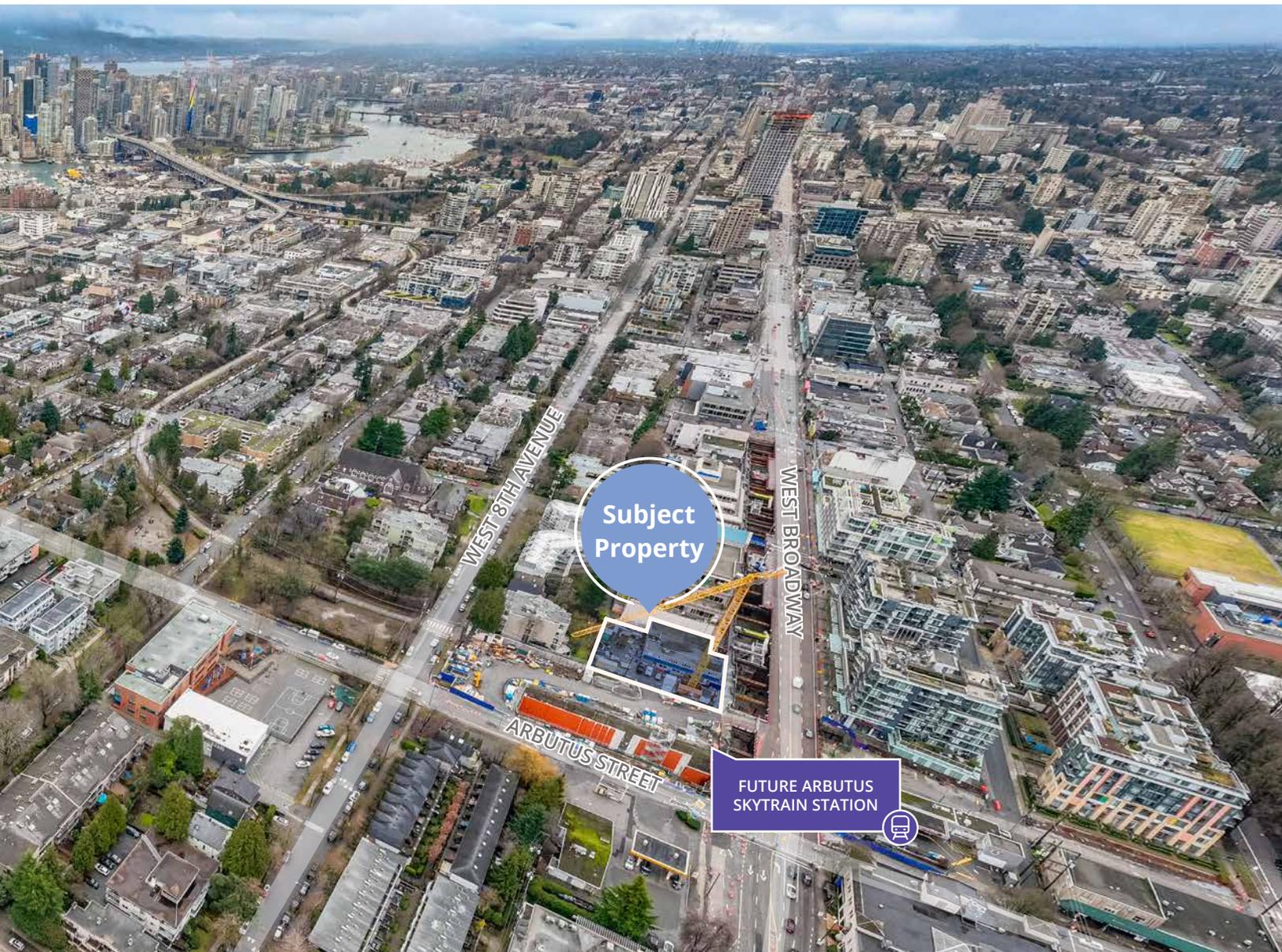


**AVISON  
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# For Sale

**2091 West Broadway**  
Vancouver, BC



Transit-orientated development site directly adjacent to the future Arbutus SkyTrain Station.

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## Property details

### LOCATION

Located on the north side of West Broadway directly adjacent to the Arbutus Greenway, the Arbutus SkyTrain Station and Arbutus Street

### PID(S)

013-924-290, 013-924-354, 013-924-389

### LEGAL DESCRIPTION

LOT 16-18, BLOCK 325, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, AMD (EXPL PL 3902)

### LOT SIZE

15,625 sf (31,250 sf with potential assembly)

### LOT DIMENSIONS

125 x 125 ft (125 x 250 ft with potential assembly)

### GROSS LEASEABLE AREA

With 150 feet of frontage, max density of 7.5 FSR or 10.5 FSR depending on use\*. Optional uses are retail/service, office or residential. See KBAA Policy Summary. *\*per discretion by the director of*

### ZONING

C3-A

### BROADWAY PLAN DESIGNATION

KBAA

### YEAR BUILT

1946

### ASSESSED VALUE (2024)

Land	\$20,953,000
Improvement	\$9,800
Total	\$20,962,800

### PROPERTY TAX (2024)

\$217,481.00

### INCOME

Contact listing agent

### PRICE

Contact listing agent

## Highlights



**Transit-oriented site**  
200m from future Arbutus SkyTrain station



**Assembly potential**  
Assembly potential for a combined site area of 31,250 sf



**Development flexibility**  
Opportunity for a retail/service, office, or residential development

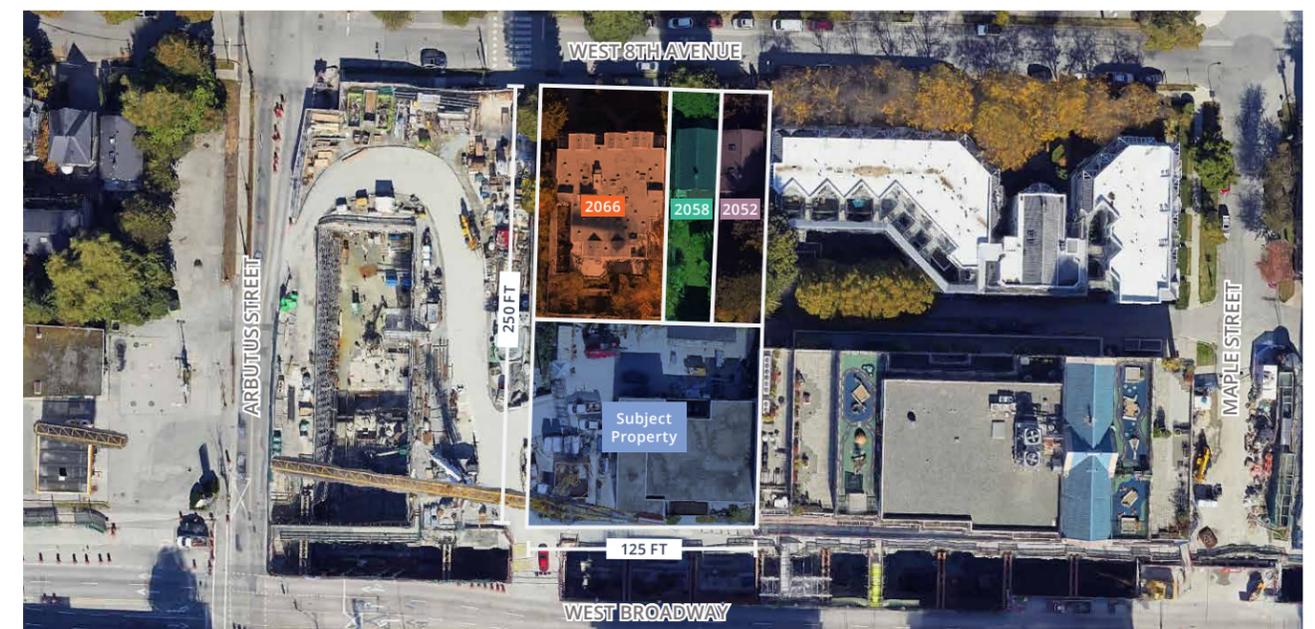


## KBAA POLICY SUMMARY TABLE

Policy Area	Broadway/Arbutus South - Area A	KBAA	
Uses	Retail/service, office, residential		
Option/Tenure	Secured market 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"> <li>- A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>- A minimum of three levels of nonresidential uses (job space) above the ground floor is required.</li> <li>- 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.</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>	<ul style="list-style-type: none"> <li>- *Hotel maximum height per maximum height for secured rental.</li> </ul>	<ul style="list-style-type: none"> <li>- A minimum of three levels of nonresidential uses (job space) above the ground floor is required.</li> <li>- Development should contribute towards community amenities.</li> </ul>

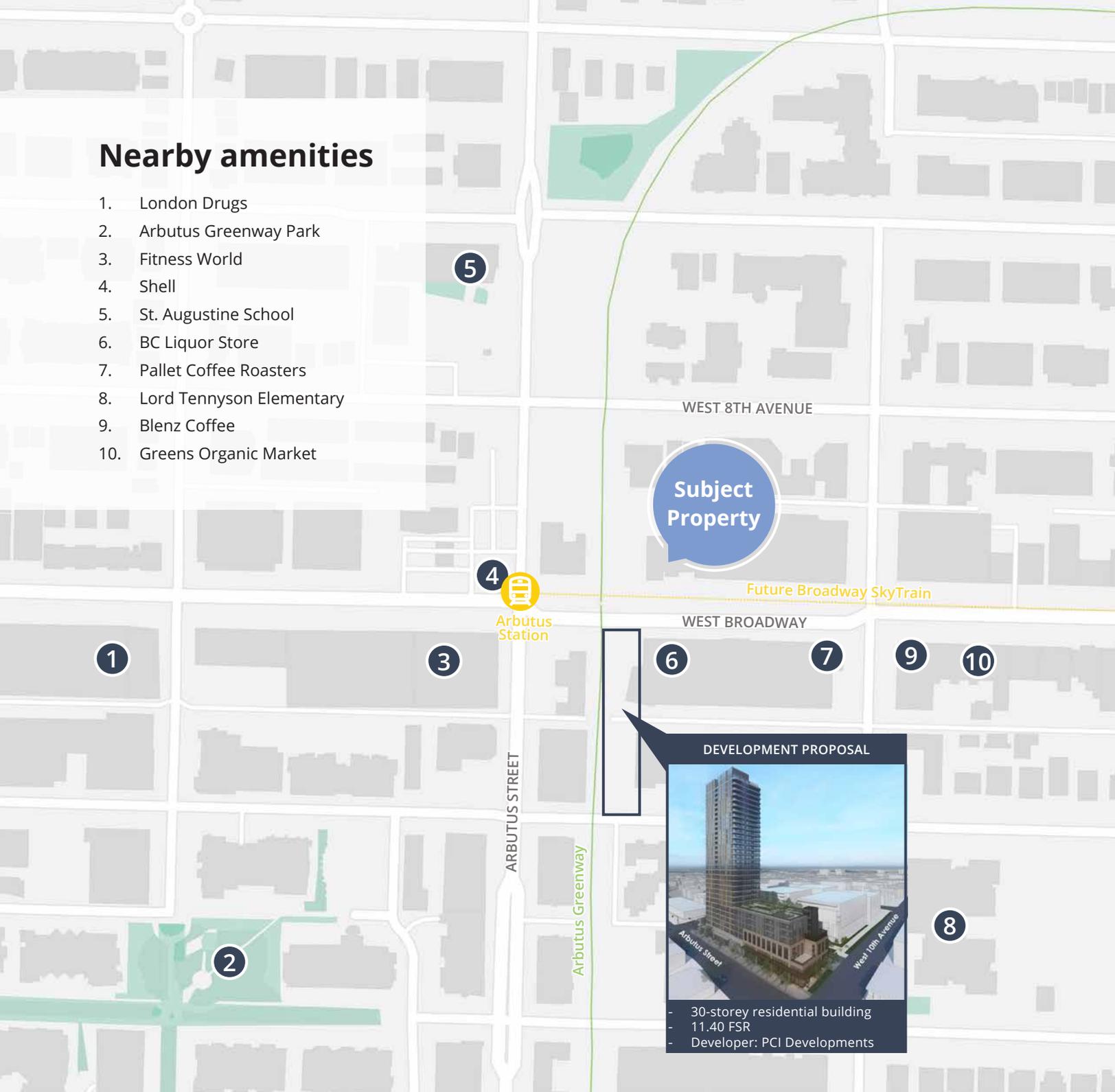
## Prime assembly potential

Integrating the adjacent properties at 2052 West 8th Avenue, 2058 West 8th Avenue, and 2066 West 8th Avenue would unlock the full potential of this development. This strategic addition would expand the site to a substantial **31,250 sf (approximately 125 x 250 ft)**, offering even greater possibilities for a larger-scale project.



## Nearby amenities

1. London Drugs
2. Arbutus Greenway Park
3. Fitness World
4. Shell
5. St. Augustine School
6. BC Liquor Store
7. Pallet Coffee Roasters
8. Lord Tennyson Elementary
9. Blenz Coffee
10. Greens Organic Market



## Contact for more information

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