



FOR SALE

Prime West Broadway Development Site With Holding Income

409 & 411 West Broadway, Vancouver

Marcus & Millichap

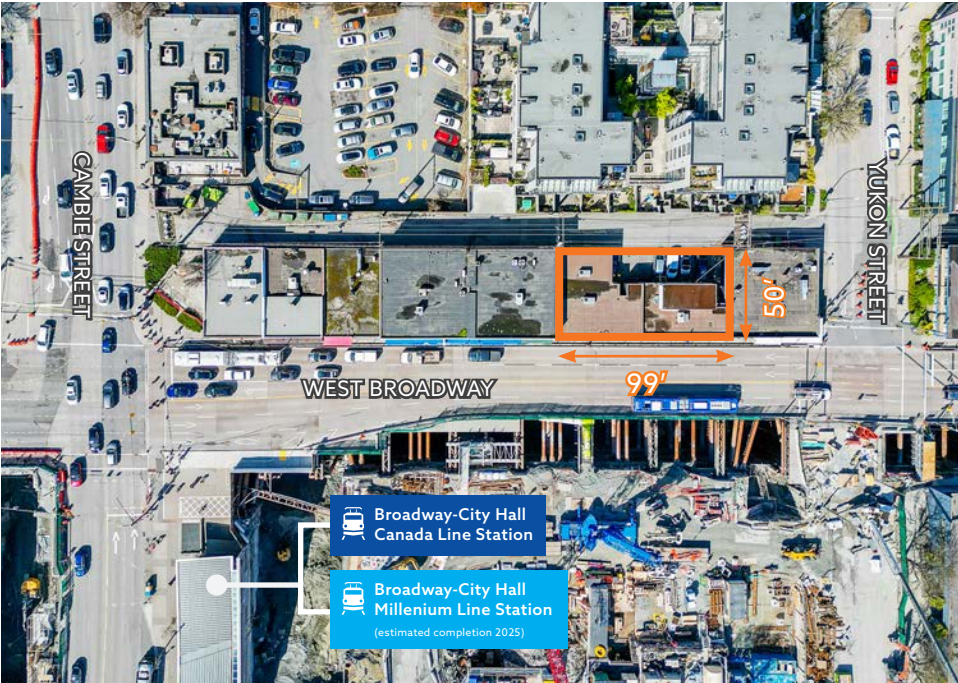
Opportunity Overview

Prime opportunity to purchase a development site with holding income located adjacent to the corner of West Broadway and Cambie Street – one of the city’s busiest intersections. 409 & 411 West Broadway (the “Property”) consists of two legal lots totaling 4,994.55 SF and is improved with two single storey retail/office buildings comprised of 3,777 SF of leasable area. The Property has exceptional frontage and is directly across the street from the Broadway-City Hall two-line rapid transit station, providing an unparalleled location for tenants.

Salient Details

Municipal Address:	409 & 411 West Broadway Vancouver, BC
PID:	011-057-327, 011-057-483
Assessed Value (2024):	Land: \$ 7,529,000 Improvement: \$ 18,500 Total: \$ 7,547,500
Property Taxes (2024):	\$75,660.90
Land Area*:	4,994.55 SF (~99' x ~50')
Leasable Area*:	3,777 SF
Units:	Three commercial units
Zoning:	C-3A Commercial (3.00 FSR)
Broadway Plan Designation:	Uptown/Cambie North - Area A (FUCA)
Tenants:	Evolve VR Gaming Inc.
NOI:	Upon a signed CA
Asking Price:	\$9,800,000

*Approximate and subject to confirmation.



Property Highlights

- Prominent location on West Broadway with approximately 99’ of commercial frontage surrounded by an abundance of offices, retailers, restaurants, and services.
- Conveniently located steps from two rapid transit lines (Broadway-City Hall Canada Line and the future Broadway-City Hall Millenium Line), and just a five minute drive to Downtown Vancouver via the Cambie Street Bridge.
- Neighbouring retailers include Whole Foods, London Drugs, The Home Depot, Winners, Homesense, Save-On-Foods, Canadian Tire, Best Buy, BC Liquor Store, as well as many restaurants and cafes.
- Long term development opportunity per the newly endorsed Broadway Plan guidelines.





Contact Information

Mario Negris*
Senior Managing Director
 Investments & Leasing
 (604) 638-2121
mario.negris@marcusmillichap.com

Martin Moriarty*
Senior Vice President
 Investments & Leasing
 (604) 675-5255
martin.moriarty@marcusmillichap.com

*Personal Real Estate Corporation

Marcus & Millichap | 1100 - 1111 West Georgia Street, Vancouver, BC V6E 4M3

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