

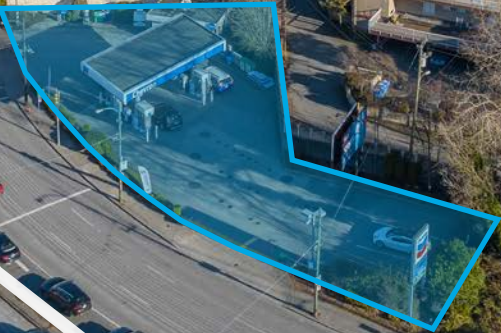


Downtown Vancouver

Granville Street

West 72nd Ave

SW Marine Drive



8884 Granville Street
Vancouver, BC

Site Size:
12,189 SF

For Sale

Marpole Mixed-Use Development Site

Mixed-use development site situated on the north side bend of Granville Street and SW Marine Drive. Located within minutes of the developing Marine Gateway node, the property is surrounded by Marpole's best restaurants, services, entertainment and parks. Central to Vancouver's main traffic arteries, the property offers direct access to Downtown Vancouver, Highway 99 and YVR Airport.

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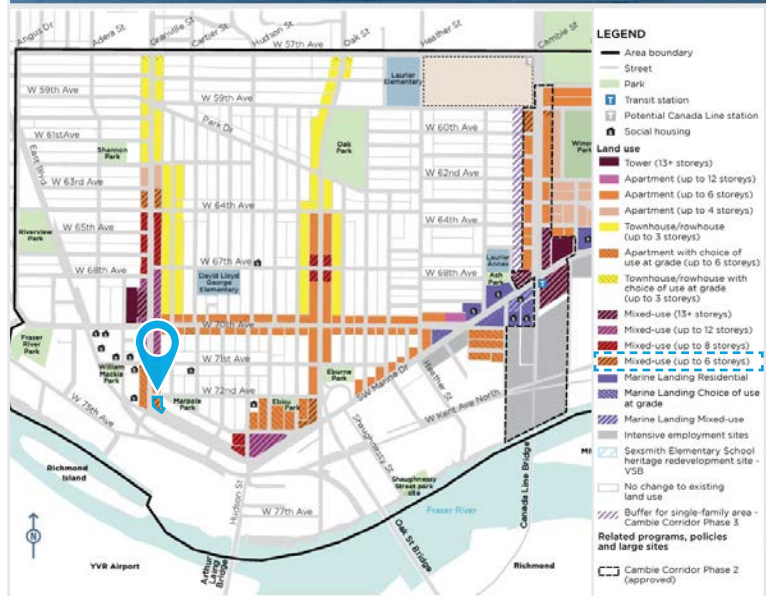
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Salient Facts

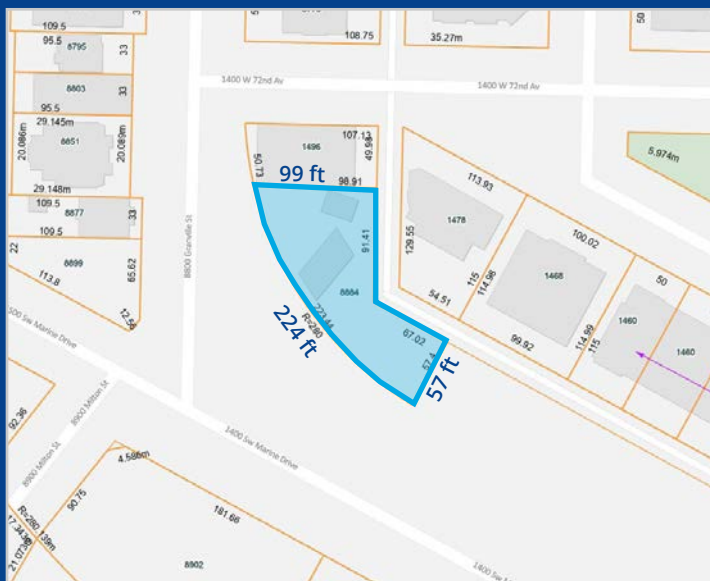
Civic Address	8884 Granville Street, Vancouver, BC
PID	010-442-600
Site Size	12,189 SF - irregular shaped lot
Current Zoning	C-2 - Commercial
OCP & Local Area Plan	Granville - Marpole - Mixed-Use (Up to 6-Storeys)
Density	Up to 2.5 FSR
Current Improvements	Chevron Gas Station with a convenience store constructed circa 1975
Property Taxes (2022)	\$67,233
Assessed Value (2023)	\$7,592,900



YVR International Airport



Legal Plan



Aerial

