

FOR SALE

Renfrew Land Assembly

2895 E 22ND AVENUE, 3747 RENFREW STREET,
3735 RENFREW STREET, VANCOUVER

20,674 SQFT MIXED-USE DEVELOPMENT OPPORTUNITY

- Retail at grade and residential above, utilizing a 3.0 FSR
- Transit-oriented location: Less than 1 km to both Renfrew Station (Millennium Line) and 29th Avenue Station (Expo Line)
- Across from Renfrew Park Community Centre
- Walking distance to Renfrew Elementary and Windermere Secondary School
- Excellent exposure and frontage along Renfrew Street in a rapidly growing area with significant redevelopment potential

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WILLIAM | WRIGHT



FIRST TIME TO MARKET

RENFREW LAND ASSEMBLY

**APPROVED FOR A SIX-STOREY MIXED-USE
DEVELOPMENT WITH RETAIL AT GRADE AND
RESIDENTIAL ABOVE.**

20,674 SQFT Mixed-Use Development Opportunity

A rare opportunity to acquire a 20,674 sq. ft. mixed-use development site along Renfrew Street, located within the highly anticipated Renfrew & Rupert Station OCP. The site is approved for a six-storey mixed-use development with retail at grade and residential above, featuring a 3.0 FSR.

Key Highlights



- + Transit-oriented location: Less than 1 km to both Renfrew Station (Millennium Line) and 29th Avenue Station (Expo Line)



- + Directly across from Renfrew Park Community Centre



- + Walking distance to Renfrew Elementary and Windermere Secondary School



- + Outstanding exposure and frontage along Renfrew Street in a rapidly evolving area with substantial redevelopment activity.

This offering presents a unique, large-scale development opportunity in one of Vancouver's emerging mixed-use corridors — ideal for forward-thinking developers looking to capitalize on city-supported growth and density.





Salient Details

Property Address	2895 E 22nd Avenue, Vancouver	3747 Renfrew Street, Vancouver	3735 Renfrew Street, Vancouver
Neighbourhood	Renfrew Heights		
Zoning	C-1		
Total Size	+/- 20,674 SQFT		
PID	006-886-264	029-548-225	006-886-221
Legal Description	LOT 17 BLOCK H SECTION 44 TOWN OF HASTINGS SUBURBAN LANDS PLAN 11660	LOT A BLOCK H SECTION 44 TOWN OF HASTINGS SUBURBAN LANDS PLAN EPP44380	LOT 14, BLOCK H, PLAN VAP11660, DISTRICT LOT THSL, SECTION 44, NEW WESTMINSTER LAND DISTRICT
Property Taxes	\$35,214.90	\$15,926.10	\$12,564.80
Price	Contact Listing Agent		

Comparable Development in the Area

THE AMAZING BRENTWOOD



RECENT COMPLETED PROJECT: THE PEAK

3737 RUPERT STREET, VANCOUVER, BC

6-Story Wood Frame (1st Floor Concrete) 55,362 SF Building with 52 Residential Rental Units and 5 Commercial Rental Units. Construction by Edge Construction & Comerstone Architecture.

RENFREW COMMUNITY PARK

WINDERMERE SECONDARY SCHOOL

RENFREW PARK COMMUNITY CENTRE

E22ND AVE

RENFREW ST

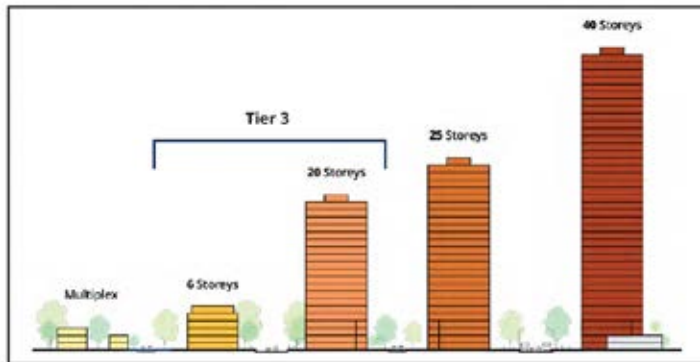
SUBJECT PROPERTY



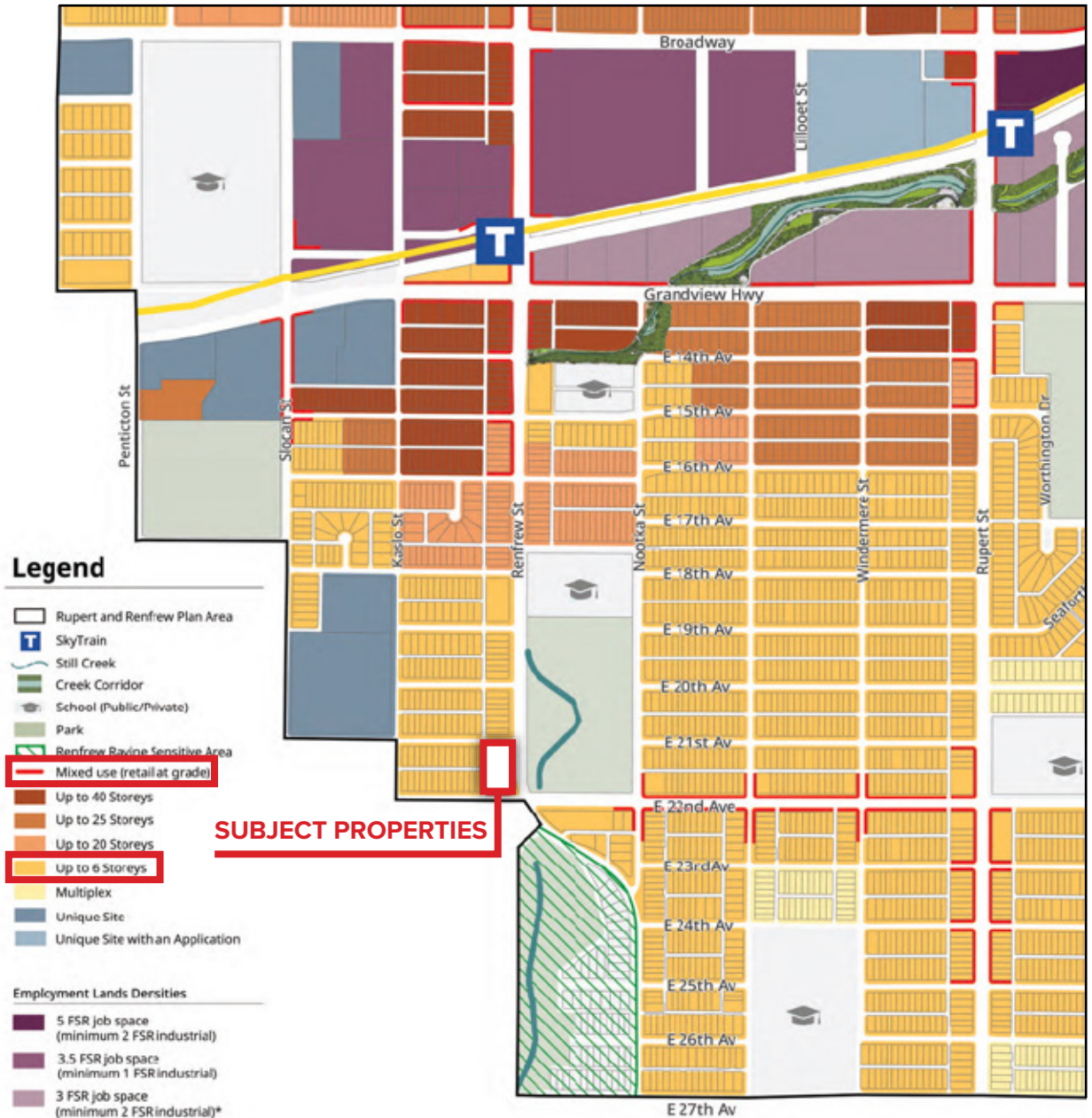
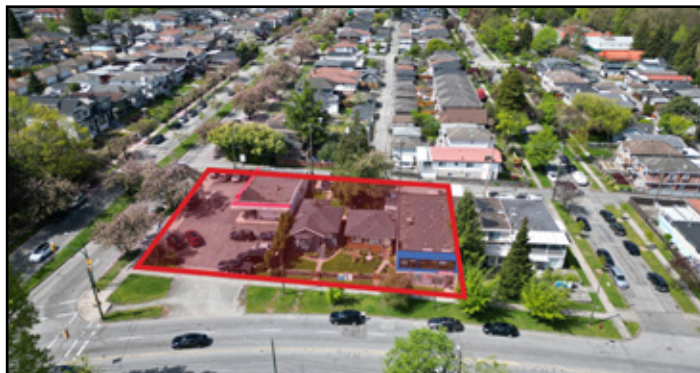
Development Potential



Missing Middle including Multiplex (up to 6 stories and Multiplex): Low-rise apartment buildings, townhouses, and multiplexes will be permitted on these sites. See boards 19, 20 and 21 for more information.



Tier 3 (up to 20 storeys): Lowest buildings will be located on these sites. Towers up to 20 storeys will be allowed. See board 15 for more information.





Location

Renfrew is a well-established and evolving neighbourhood in East Vancouver, known for its strong sense of community, convenient transit connections, and balanced mix of residential, commercial, and recreational amenities. The area is anchored by major transit routes, including the Millennium and Expo SkyTrain lines, offering quick access to Downtown Vancouver, Burnaby, and other key areas of Metro Vancouver.

Renfrew is home to a diverse and growing population, with excellent proximity to parks, schools, and community amenities such as the Renfrew Park Community Centre, Renfrew Ravine Park, and local shopping and dining options. Educational institutions including Renfrew Elementary and Windermere Secondary School are within walking distance, making the area popular with families.

The neighbourhood is part of the Renfrew Station Plan, a city-led initiative focused on increasing housing density, promoting walkability, and encouraging mixed-use developments along key transit corridors. This vision is attracting developers and investors looking to be part of the area's transformation into a vibrant urban hub.