

FOR SALE

1875 Kingsway & 4319 Beatrice Street Vancouver, BC

—
Prime Kingsway C-2 Zoned 14,472
SF Corner Development Site
Purpose Built Rental or Condo
Development Site



Dan Schulz*
778.999.5758
dan@bcapartmentinsider.com

Carl Chen*
778.998.8194
carl.chen@macdonalcommercial.com

Chris Winckers
778.828.9763
chris.winckers@macdonalcommercial.com

* Personal Real Estate Corporation

BC
APARTMENT
INSIDER

Macdonald
COMMERCIAL

LOCATION OVERVIEW

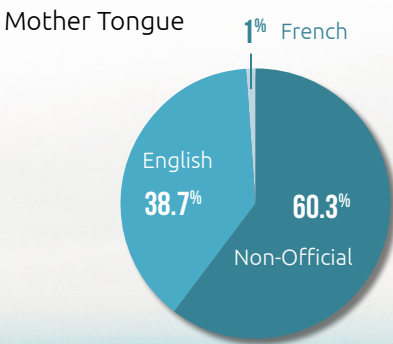
Macdonald Commercial is proud to present the exceptional opportunity to acquire a 14,472 SF corner site in East Vancouver

The Property is located on the northwest corner of Kingsway and Beatrice Street. Nanaimo Skytrain Station is a 15min walk away. Situated in the highly desirable neighborhood of Kensington-Cedar Cottage, the Property is surrounded by excellent amenities such as the retail shopping node of King Edward Village, Trout Lake Community Centre, T&T Supermarket, Brewers Park, Gladstone Secondary, and Selkirk Elementary.

NEIGHBOURHOOD

Kensington-Cedar Cottage has a wide social and demographic mix, with an impressive range of ethnic groups who contribute richly to Vancouver’s cultural diversity. This area also has a thriving colony of artists, many in residential live/work studios. Cedar Cottage lies in the center of East Vancouver, with scenic views from the top of the city’s east-west ridge, and running down to beautiful Trout Lake, an urban lake and park. Active redevelopment along main arterials such as Kingsway, Victoria Drive, and Commercial Drive has injected much vibrancy to this rapidly evolving neighborhood, with cafes, restaurants and retailers dotted throughout.

Total Population	24,553	Median Age	38.3
Average Household Size	2.8	Median Household Income	\$78,634



PROPERTY DETAILS

DEVELOPMENT SCENARIO

Purpose Built Rental: Massing & Capacity Study based on proposed updates to the Secure Rental Policy is available for a 6-storey, 54-unit rental building with 3 CRUs at 3.4 FSR. Contact Agents for details.

Market Strata Condo: 1875 Kingsway is zoned C-2 and can allow for a market condo development at maximum of 2.5 FSR. 4319 Beatrice is zoned RS-1A and should be rezoned to form part of the condo development.



HIGHLIGHTS

140 ft Frontage
on Kingsway

Excellent
Redevelopment Potential
with holding income

Ideally located with
15min Walk
to Nanaimo Skytrain station

Close Proximity
of an abundance of retail amenities and mixed-use commercial developments

1875 Kingsway

PID
014-554-992

LOT SIZE
10,642 SF

ZONING
C-2

IMPROVEMENT
Freestanding Commercial Building

PROPERTY TAX (2021)
\$60,331.80

SITE AREA
14,472 SF

CURRENT NOI
Contact agents

ASKING PRICE

\$10,580,000

4319 Beatrice Street

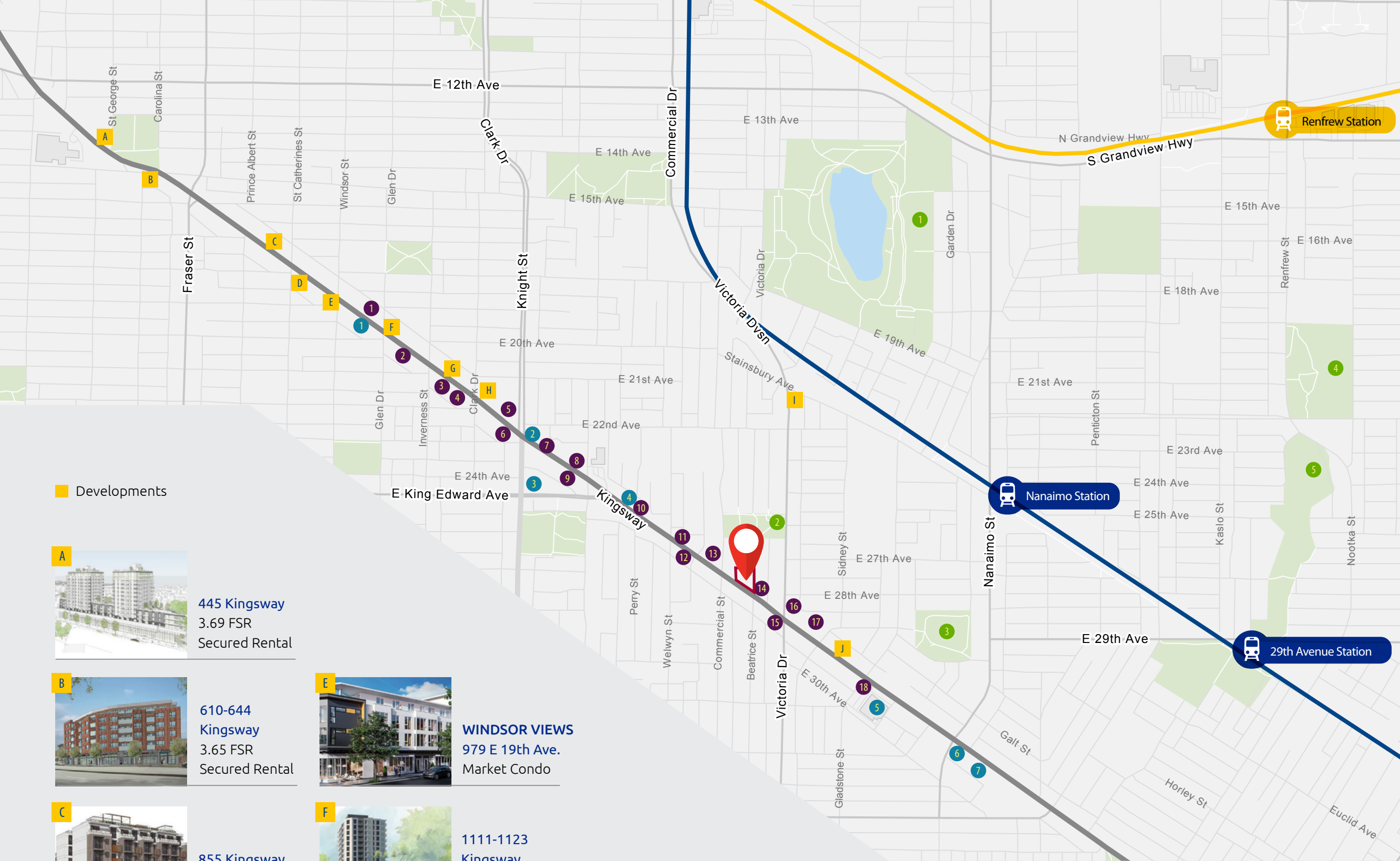
PID
014-554-976

LOT SIZE
3,830 SF

ZONING
RS-1A

IMPROVEMENT
Single Family House

PROPERTY TAX (2021)
\$5,535.72



Developments



445 Kingsway
3.69 FSR
Secured Rental



610-644 Kingsway
3.65 FSR
Secured Rental



855 Kingsway
3.4 FSR
Secured Rental



KENSINGTON VIEWS
3240 St Catherines St.
Market Condo



WINDSOR VIEWS
979 E 19th Ave.
Market Condo



1111-1123 Kingsway
5.39 FSR
MIRHPP



1247 Kingsway
3.6 FSR
Secured Rental



1303 Kingsway
3.69 FSR
Secured Rental



1956-1990 Stainsbury Ave.
2.59 FSR
MIRHPP



2153-2199 Kingsway
3.33 FSR
Secured Rental

Cafés & Restaurants

1. Moon Cafe
2. Dosa World Indian Restaurants
3. Hải Phong Vietnamese Restaurant
4. Domino's Pizza
5. House Of Dosas
6. Do Chay
7. Trung Nguyen Cafe
8. Pink Peppercorn Seafood House
9. White Spot
10. Tana Ethiopian Cuisine
11. Chicken World
12. Shiok Singaporean Cuisine
13. Subway
14. Green Lettuce
15. Pho Duy
16. Tim Hortons
17. McDonald's
18. New Mandarin Seafood Restaurant

Shopping & Groceries

1. Queen's Plaza
2. Dollar Tree
3. Save-On-Foods
4. Famous Foods
5. T&T Supermarket
6. Eldorado Liquor Store
7. Shoppers Drug Mart

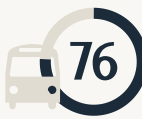
Parks

1. Trout Lake Park
2. Brewers Park
3. General Brock Park
4. Renfrew Community Park
5. Renfrew Ravine Park



WALK SCORE
Very Walkable

Most errands can be accomplished on foot



TRANSIT SCORE
Excellent Transit

Transit is convenient for most trips



BIKE SCORE
Very Bikeable

Biking is convenient for most trips

FOR MORE INFORMATION, PLEASE CONTACT:

Dan Schulz*
778.999.5758
dan@bcapartmentinsider.com

Carl Chen*
778.998.8194
carl.chen@macdonalcommercial.com

Chris Winckers
778.828.9763
cwinckers@bcapartmentinsider.com

* Personal Real Estate Corporation



Macdonald Commercial Real Estate Services Ltd.
1827 W 5th Ave, Vancouver, BC V6J 1P5
www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

