

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



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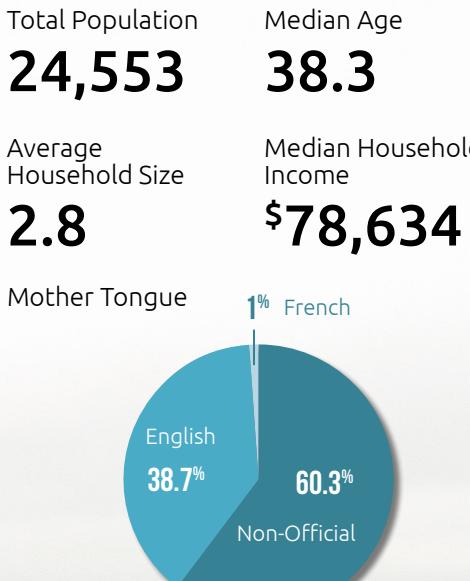
LOCATION OVERVIEW

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.



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 014-554-992 014-554-976

LOT SIZE 10,642 SF 3,830 SF

ZONING C-2 RS-1A

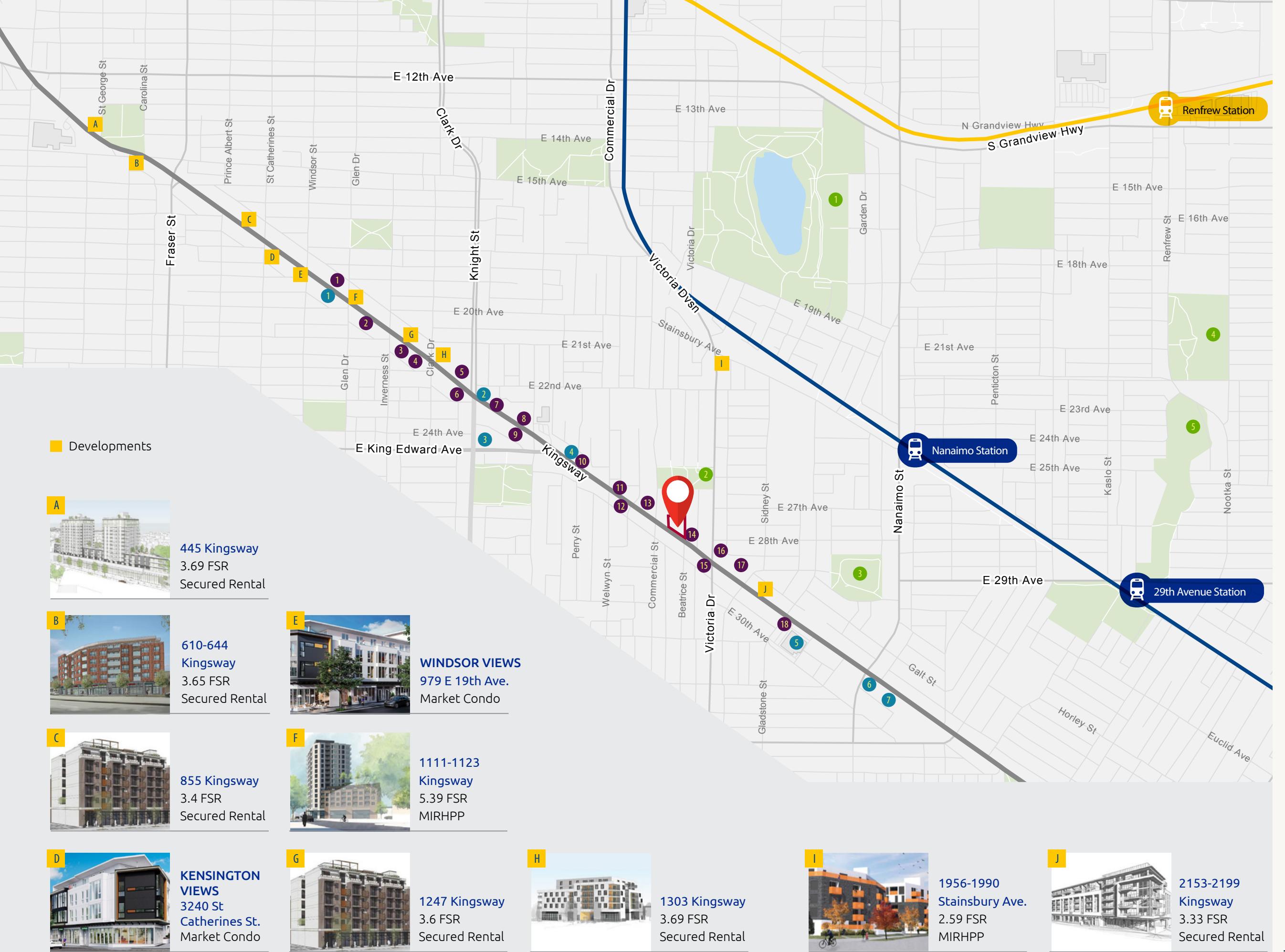
IMPROVEMENT Freestanding Commercial Building Single Family House

PROPERTY TAX (2021) \$60,331.80 \$5,535.72

SITE AREA 14,472 SF

CURRENT NOI Contact agents

ASKING PRICE \$10,580,000



- 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

Source: walkscore.com

FOR MORE INFORMATION, PLEASE CONTACT:

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