

Unique Transit-Oriented Investment Opportunity with Multiple Development Options

1346 + 1336 East 2nd Avenue

Vancouver, BC



Residential Development Site Assembly Potential

3

LOT ASSEMBLY

12,276

SF TOTAL AREA

99'

FRONTAGE

Land Use Map and Character Areas



DEVELOPMENT POTENTIAL

Situated in the Grandview-Woodland OCP's Britannia-Woodland sub-area, 1346, 1336, and 1332 East 2nd Avenue are zoned RM-4, permitting 100% secured rental development up to 6 storeys and 2.4 FSR.

Proximity to VCC-Clark Station (400m) allows rezoning opportunity under the TOA by-law for heights up to 12 storeys.

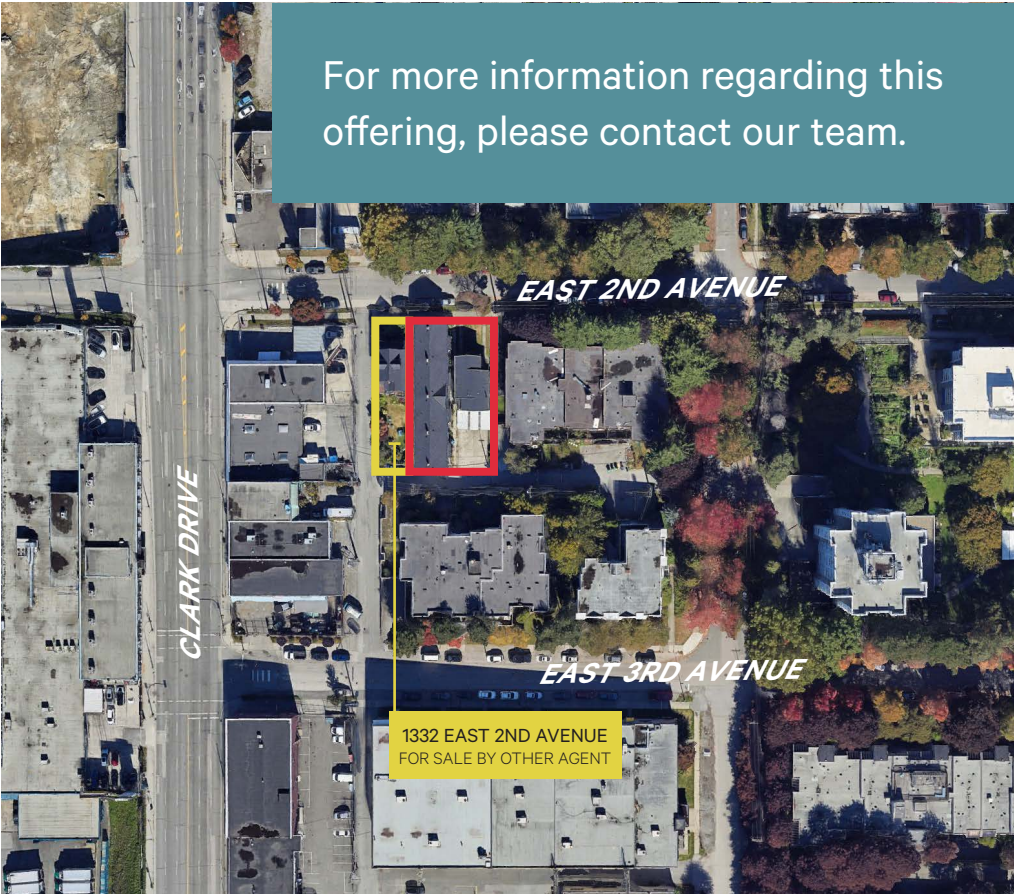
POTENTIAL HERITAGE INCENTIVES

1332 East 2nd Avenue is a designated Historic Place of Interest, with the possibility to pursue increased height, density, and strata residential to enhance project feasibility, subject to 1:1 replacement of existing rental units.

INVESTMENT HIGHLIGHTS

- + Each property can be purchased separately or together.
- + The properties feature stable holding income with rental upside on vacant units.
- + One of the most unique East Van transit-oriented sites with panoramic views of Downtown and the North Shore.
- + Multiple redevelopment options available including multiplex/townhomes, 6-storey woodframe, and 12-storey, 4.0 FSR TOA density.

For more information regarding this offering, please contact our team.



The Assembly



Address	1346 East 2nd Avenue
Asking Price	\$1,627,000
Site Size	4,069 SF (33' x 124')
Zoning	RM-4
Existing Building	Non-stratified duplex up/down, built 1973
Annual Taxes	\$9,136.15
2025 Assessment	\$1,927,400



Address	1336 East 2nd Avenue
Asking Price	TBD
Site Size	4,311.63 SF (35' x 124')
Zoning	RM-4
Existing Building	Multi-family Rowhouse, built in 1912
Net Income	Contact Agent
Annual Taxes	\$10,463.70
2025 Assessment	\$2,815,000

FOR SALE BY OTHER AGENT

Address	1332 East 2nd Avenue
Asking Price	\$1,399,000
Site Size	3,823.45 SF (31' x 124')
Zoning	RM-4
Existing Building	Single-family Rowhouse, built in 1911 Upper Floor: 762 SF - 2 Bedroom Suite Main Floor: 856 SF - 2 Bedroom Suite Unfinished Basement: 700 SF - Low ceilings
Annual Taxes	\$8,970.35
2025 Assessment	\$1,804,000
Note	Clean Phase 1 Environmental

Investment Opportunity

1346 + 1336 East 2nd Avenue

Vancouver, BC

CBRE



Contact

Robert Veerman

Personal Real Estate Corporation
Senior Sales Associate

CBRE Limited | Investment Properties

778 989 6083 | robert.veerman@cbre.com

Cynthia Jagger

Personal Real Estate Corporation
Executive Vice President

CBRE Limited | National Investment Team

778 838 7383 | cynthia.jagger@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3 | www.cbre.ca