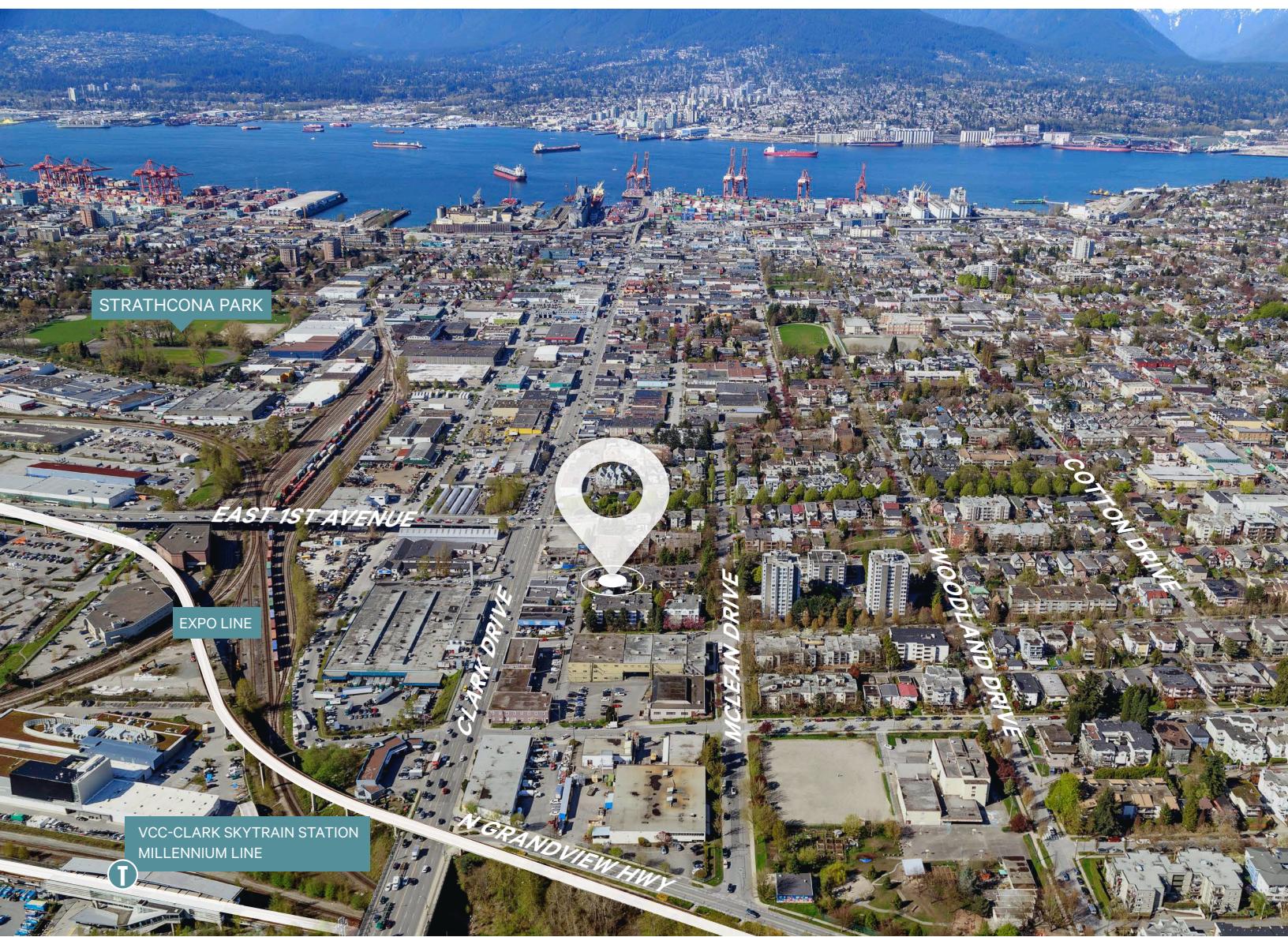


Unique Transit-Oriented Investment Opportunity with Multiple Development Options

1346 + 1336 East 2nd Avenue

Vancouver, BC



Residential Development Site Assembly Potential

3

LOT ASSEMBLY

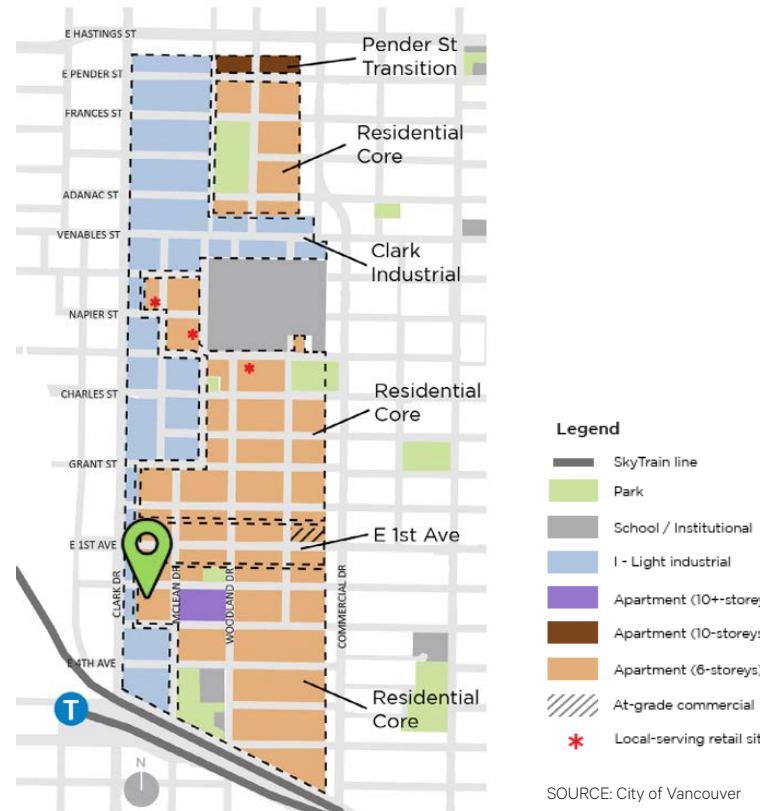
12,276

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.

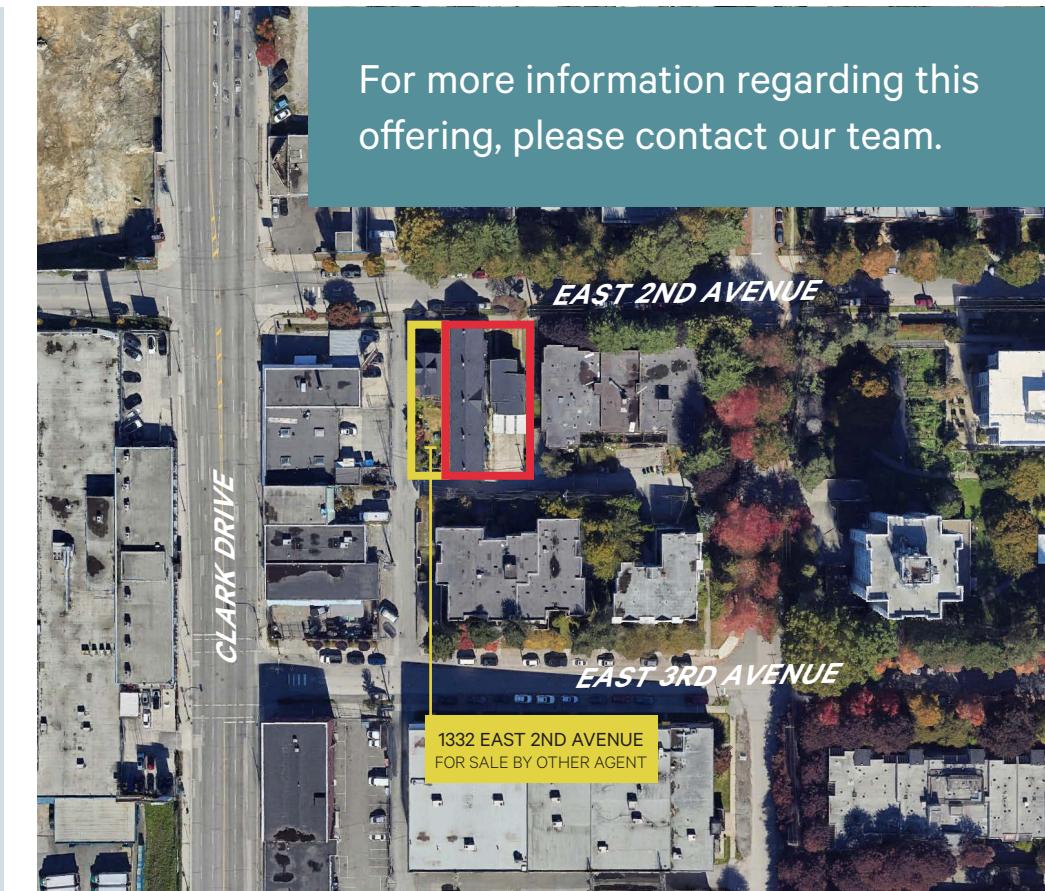
Proximity to VCC-Clark Station (400m) allows rezoning opportunity under the TOA by-law for heights up to 12 storeys.

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.



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



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