

# FOR SALE

8729 Aisne Street, Vancouver, BC

Mixed-Use Industrial/Office Development  
and Owner-User Opportunity



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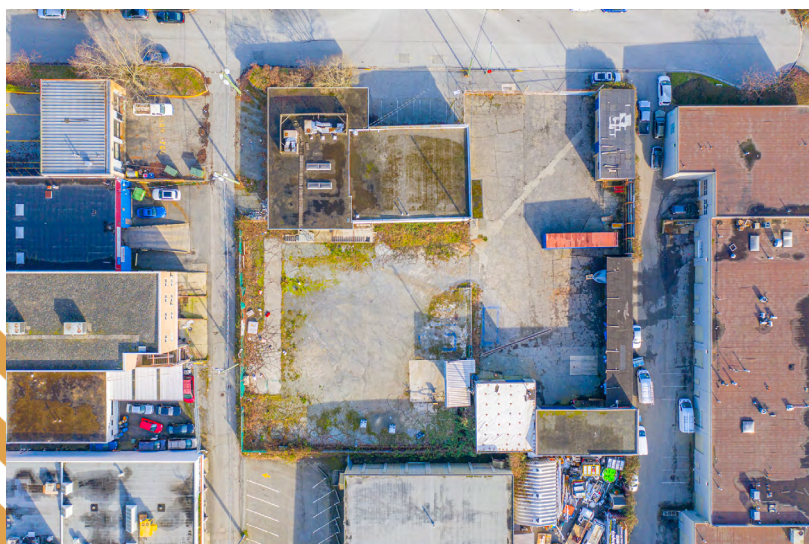
**UK**  
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# OVERVIEW

Luk Real Estate Group and Macdonald Commercial present the exclusive opportunity to acquire a rarely available 1-acre industrial/office development site. Located within the Marine Landing submarket of Vancouver, 8729 Aisne Street is in close proximity to Highway 99, Highway 91, and SW Marine Drive, which provide connectivity to Burnaby, Richmond, New Westminster, and Delta. The current I-2 zoning allows up to 3.0 FSR, which permits an industrial/office redevelopment of up to 130,680 SF and up to 60 FT in height. I-2 zoning has expanded its permitted office uses to include medical, dental, real estate, insurance, legal, accounting, and other professional services. This expansive office use category positions the property to be redeveloped into a mixed-use building with diverse office uses or a specialized medical or professional building. Future end-users will benefit from nearby amenities, significant residential developments at Marine Gateway and along SW Marine Drive, and access to Skytrain and bus.

# SALIENT FACTS







<b>Address:</b>	8729 Aisne Street, Vancouver, BC
<b>Legal Description:</b>	PID: 013-293-702, LOT B BLOCK C PLAN VAP3038 DISTRICT LOT 319 NWD GROUP 1, (SEE 374827L), & BLK D, Y, & Z, & DL 323 & 324.
<b>Land Use Plan:</b>	Marpole-Cambie
<b>Site Size (approx. SF):</b>	1 Acre (43,560 SF)
<b>Potential Buildable Density (approx. SF):</b>	130,719 SF
<b>Zoning:</b>	I-2
<b>Permitted Density:</b>	3.0 FSR
<b>Property Taxes (2023):</b>	\$92,553
<b>Asking Price:</b>	Contact Listing Agents



# NEARBY DEVELOPMENTS



## Expanded I-2 Zoning Office Uses:

-  Medical
-  Dental
-  Real Estate
-  Insurance
-  Legal
-  Accounting
- + Numerous Professional Uses

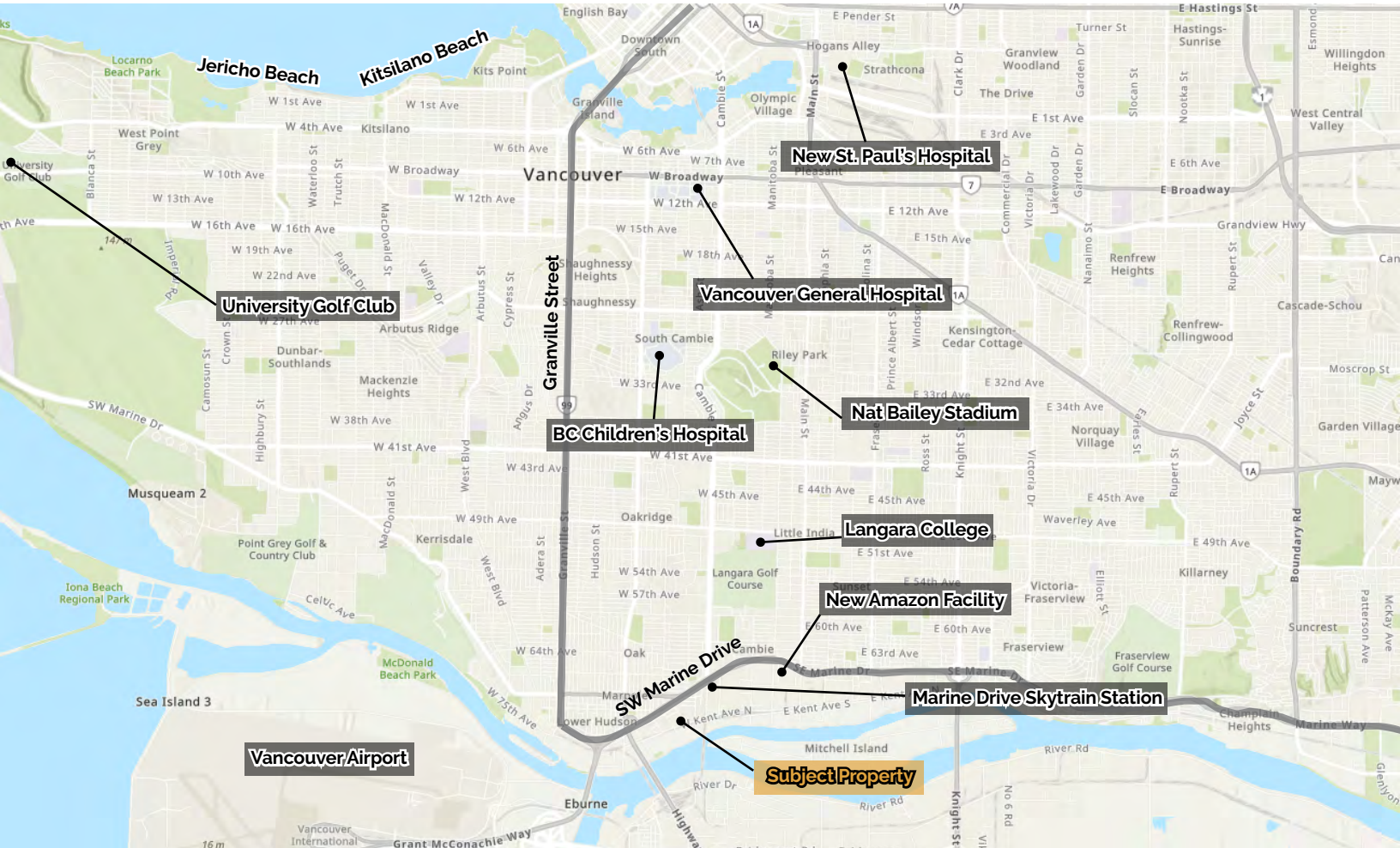
# LAND USE

## LEGEND

-  Area boundary
  -  Street
  -  Park
  -  Transit station
  -  Potential Canada Line station
  -  Social housing
- Land use**
-  Tower (13+ storeys)
  -  Apartment (up to 12 storeys)
  -  Apartment (up to 6 storeys)
  -  Apartment (up to 4 storeys)
  -  Townhouse/rowhouse (up to 3 storeys)
  -  Apartment with choice of use at grade (up to 6 storeys)
  -  Townhouse/rowhouse with choice of use at grade (up to 3 storeys)
  -  Mixed-use (13+ storeys)
  -  Mixed-use (up to 12 storeys)
  -  Mixed-use (up to 8 storeys)
  -  Mixed-use (up to 6 storeys)
  -  Marine Landing Residential
  -  Marine Landing Choice of use at grade
  -  Marine Landing Mixed-use
  -  Intensive employment sites
  -  Sexsmith Elementary School heritage redevelopment site - VSB
  -  No change to existing land use
  -  Buffer for single-family area - Cambie Corridor Phase 3
- Related programs, policies and large sites**
-  Cambie Corridor Phase 2 (approved)
  -  Pearson mixed-use redevelopment
  -  Existing Large Format Retail Area (LFA) (see Large Format Area Rezoning Policies and Guidelines)



# SURROUNDING AMENITIES



## SOUTH VANCOUVER STATISTICS

Total Household Income (2020): \$94,540

Population (2021): 109,339

Source: www12.statcan.gc.ca

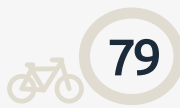
## TRANSIT SCORE



**TRANSIT SCORE**

**Excellent Transit**

Transit is convenient for most trips.



**BIKE SCORE**

**Very Bikeable**

Biking is convenient for most trips.

Source: Walkscore.com

## Drive time to

New Saint Paul's Hospital	14 min
BC Children's Hospital	7 min
Vancouver General Hospital	9 min
Richmond Hospital	7 min
Vancouver Airport	6 min
Port of Vancouver	15 min
Marine Drive Skytrain Station	1 min (644 meters)

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