



OAKWYN REALTY

# 2211 COMMERCIAL DRIVE

## Vancouver

### Prime development opportunity in Grandview-Woodlands



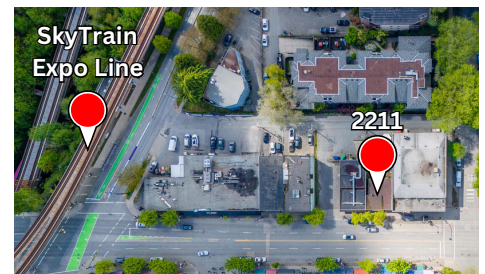
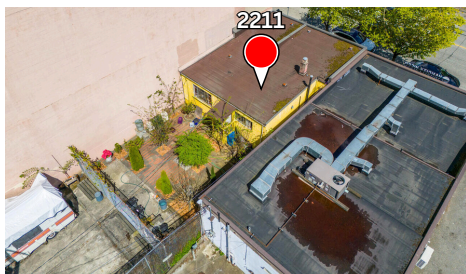
Explore the potential of this exceptional development site nestled in the heart of Commercial Drive, within the vibrant community of Grandview-Woodlands. Positioned blocks away from the SkyTrain and transit hub, this strategically located property presents an outstanding investment opportunity.

Whether you're considering redevelopment or looking to establish your business in a bustling neighborhood, this property provides the ideal canvas for realizing your vision. Don't miss out on this rare opportunity to own a piece of Grandview-Woodlands.

Lot Size	approx. 3,400 SF
Lot Dimension	33.3 x 102.0
Building Size	approx. 1,100SF
Parking	3 stalls
Zoning	C-2C, mixed-use (6 storeys)
Density	3.5 FSR
Gross Taxes (2025)	\$19,151.80
PID	014-873-770

C-2C Commercial Zoning land uses include:

Permitted Land Use	Conditional Approval Use
• Retail	• Cannabis Dispensary
• Barber Shop or Beauty	• Furniture or Appliance Store
• Salon	• Liquor Store
• Grocery or Drug Store	• Pharmacy
• Wellness Centre	• Veterinary Clinic
	• Restaurant



Contact us today to learn more and unlock the possibilities that await you!

Presented by

# EVA YUEN

Personal Real Estate Corporation

**BCHomes | Vancouver**

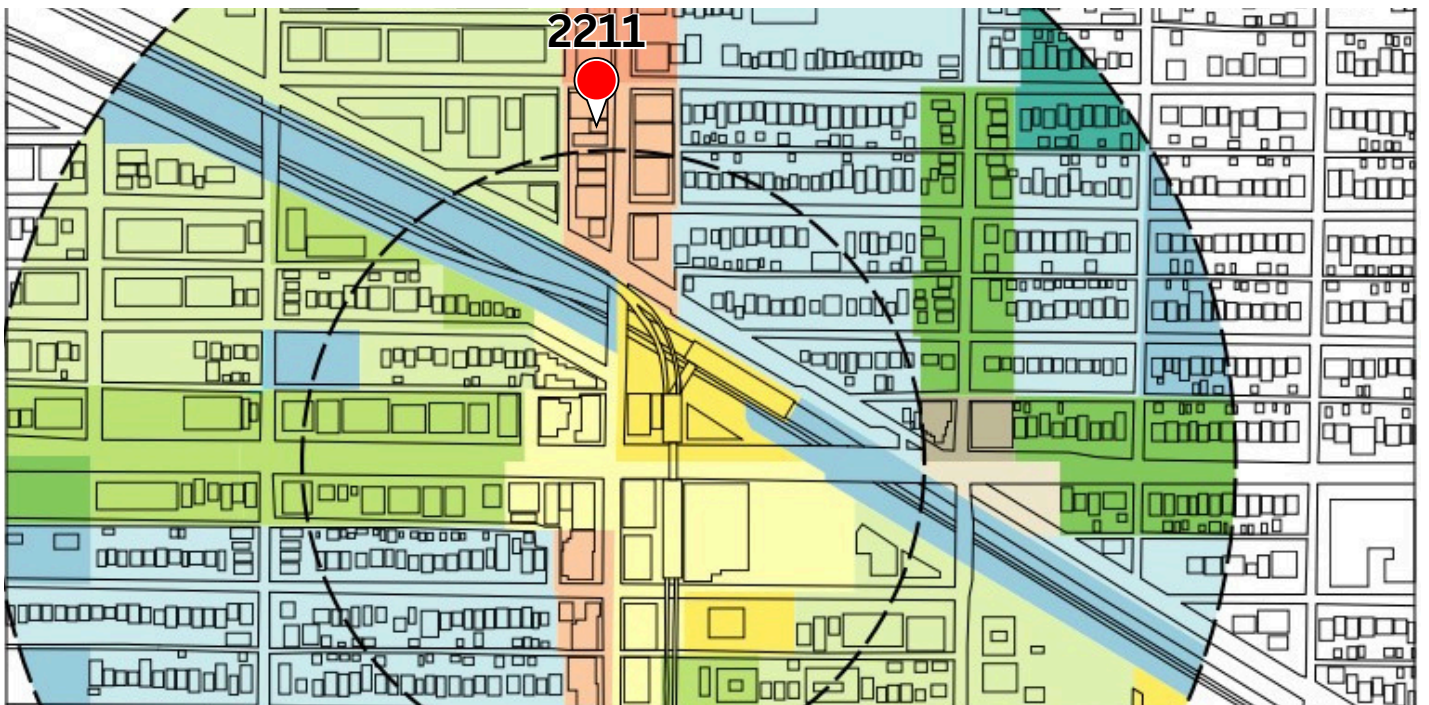
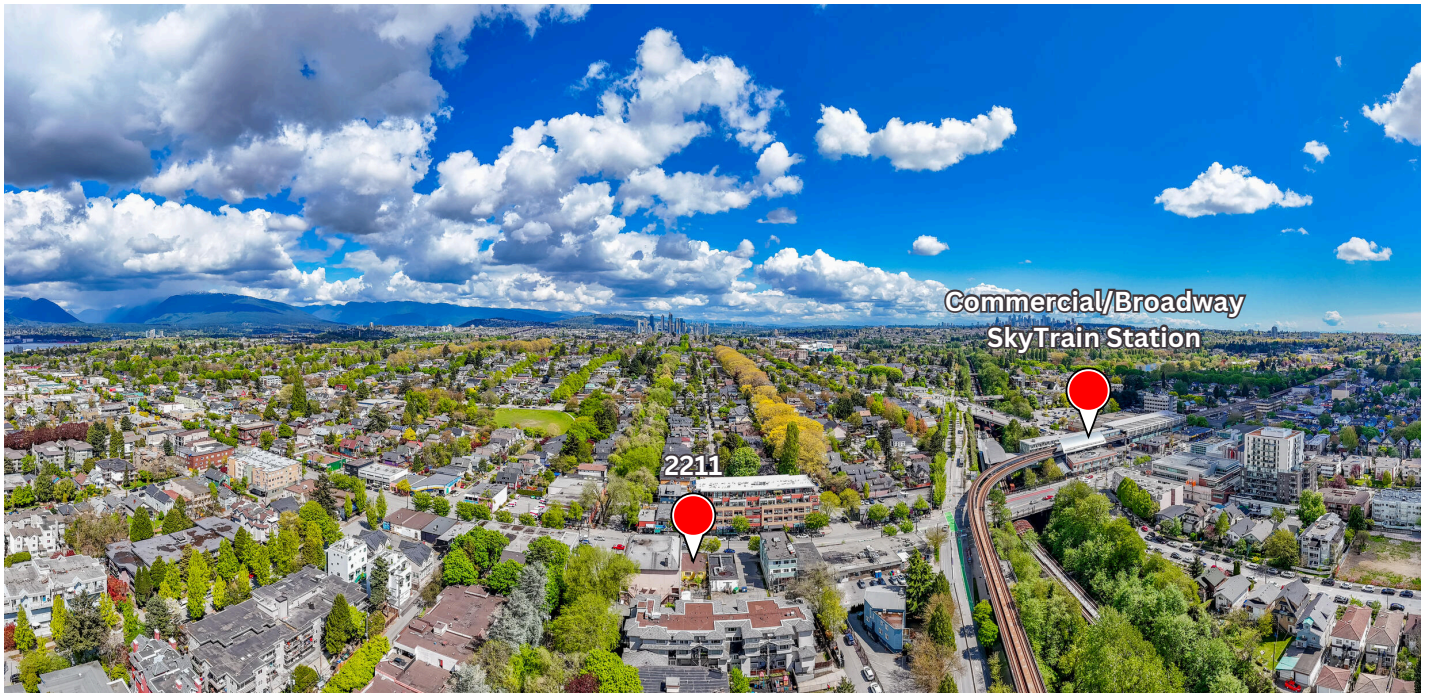
eva@BCHomesVancouver.com

# \$2,499,000

## (778) 322.1778

Virtual Tour  
SCAN HERE





**Broadway-Commercial Station Area - Transit Oriented Area and zoning**



C-2C: Provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve large neighbourhoods, and to provide for dwelling uses compatible with commercial uses; to encourage creation of a pedestrian-oriented district shopping area by increasing the residential component and limited the amount of office use.\*

\*from Broadway/Commercial Transit Village Plan