

FOR SALE

development opportunity

**2733, 2741, 2749 FRASER STREET &
695, 683 EAST 12TH AVENUE, VANCOUVER**



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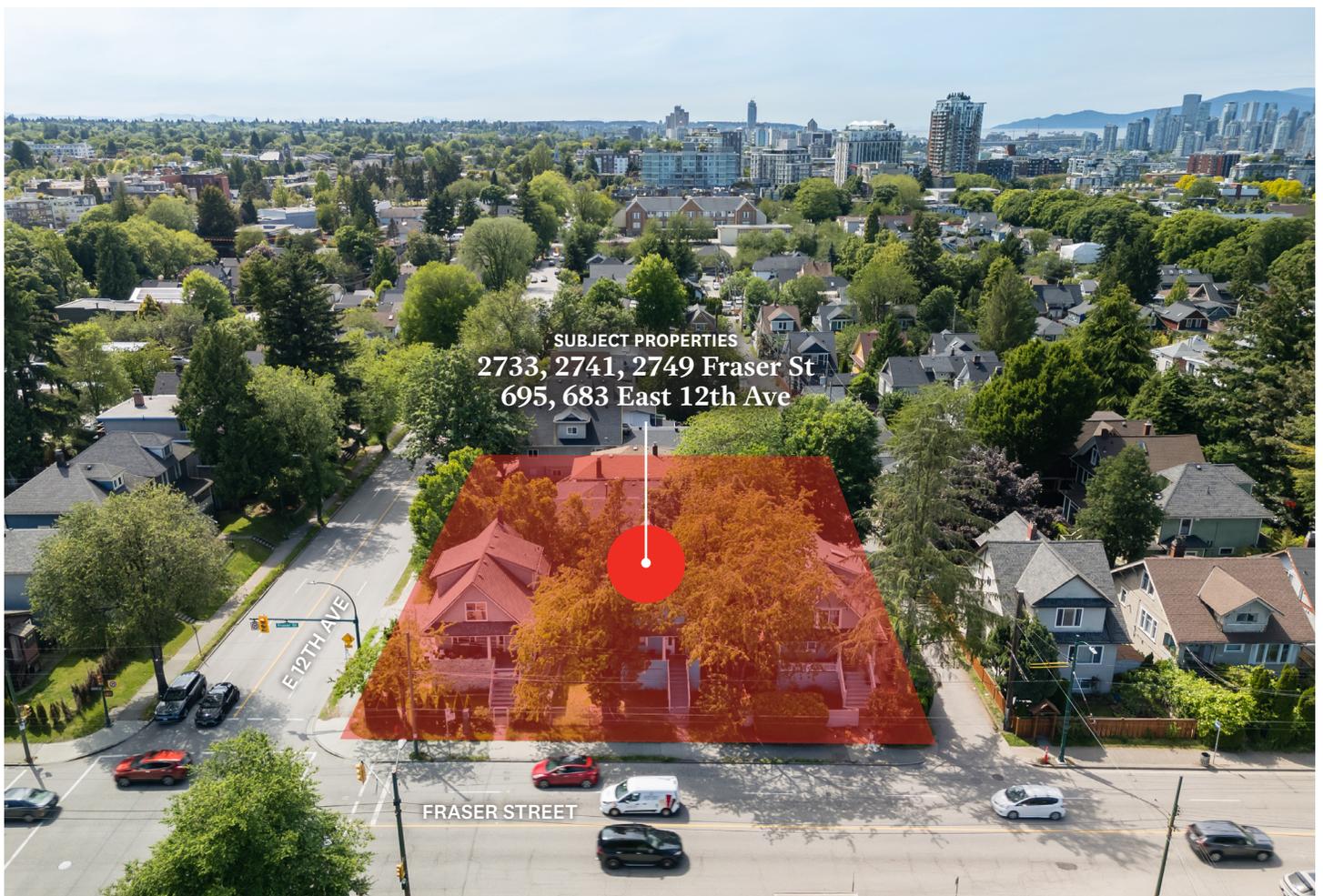
604.723.1071

rennie

the opportunity

rennie & associates is proud to present a premier development opportunity located within Mount Pleasant in Vancouver East.

Prominently located at the northwest corner of Fraser Street and East 12th Avenue, the site features a lot size of 15,627 sq.ft., improved currently with five (5) single family homes. The site is identified within the Broadway Plan, designated for high-density mixed-use development, permitting up to 18-storeys and a maximum density of 5.5 FSR. Primed for rapid growth, the subject site is uniquely positioned to benefit from the continued growth within Mount Pleasant, with many amenity-rich commercial and residential developments within immediate vicinity.

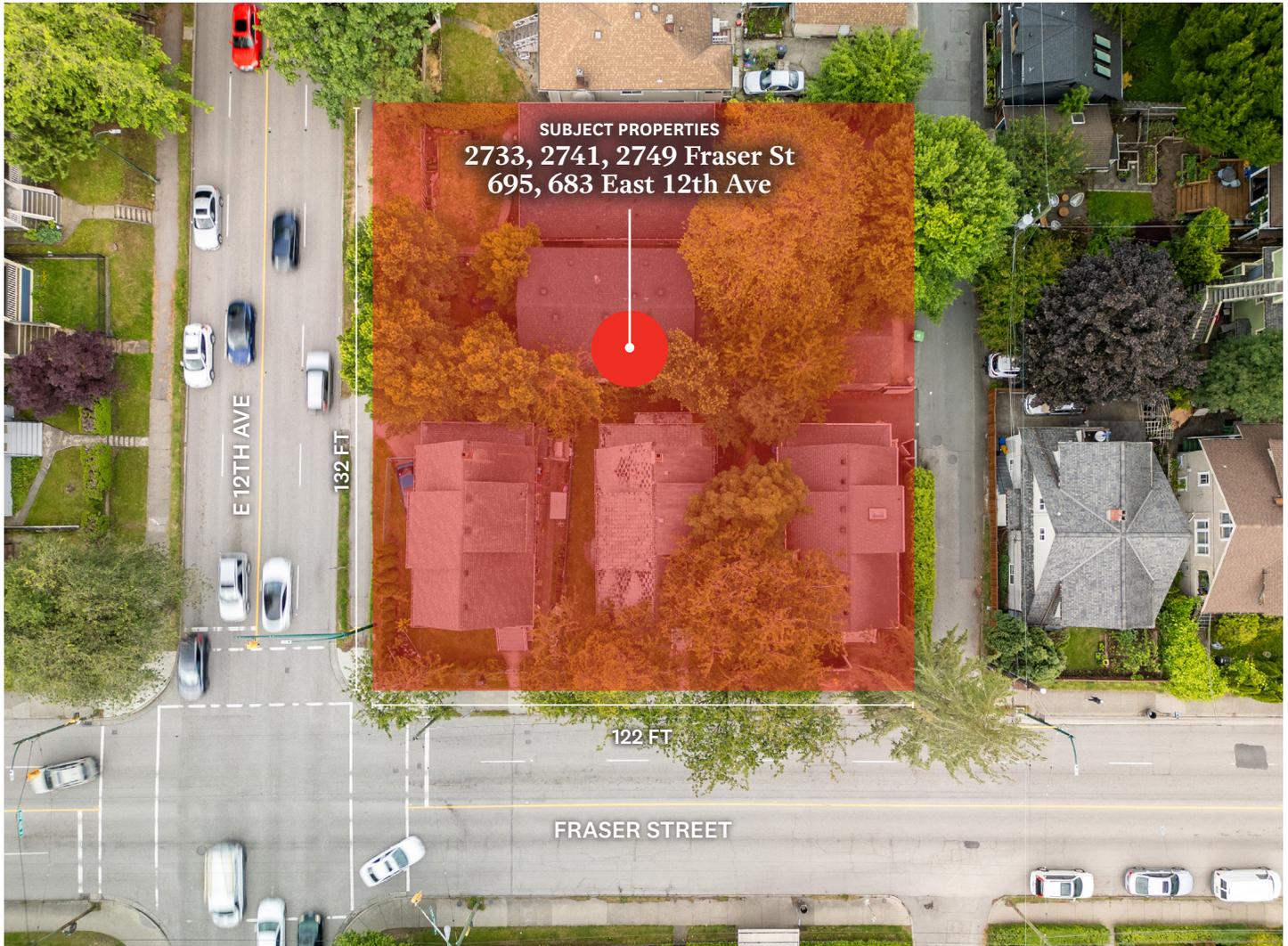


THE DEMOGRAPHICS

Vancouver East-Mount Pleasant VE

Median Age	35.9
Average Household Income	\$145,651
Average Household Size	1.8

development opportunity



SUBJECT PROPERTIES

2733 Fraser Street
2741 Fraser Street
2749 Fraser Street
695 East 12th Avenue
683 East 12th Avenue

CURRENT ZONING

RT-5

LOT DIMENSIONS (APPROX.)

122 feet (Fraser Street)
132 feet (East 12th Avenue)

LOT SIZE (APPROX.)

15,627 SF

YEAR BUILT

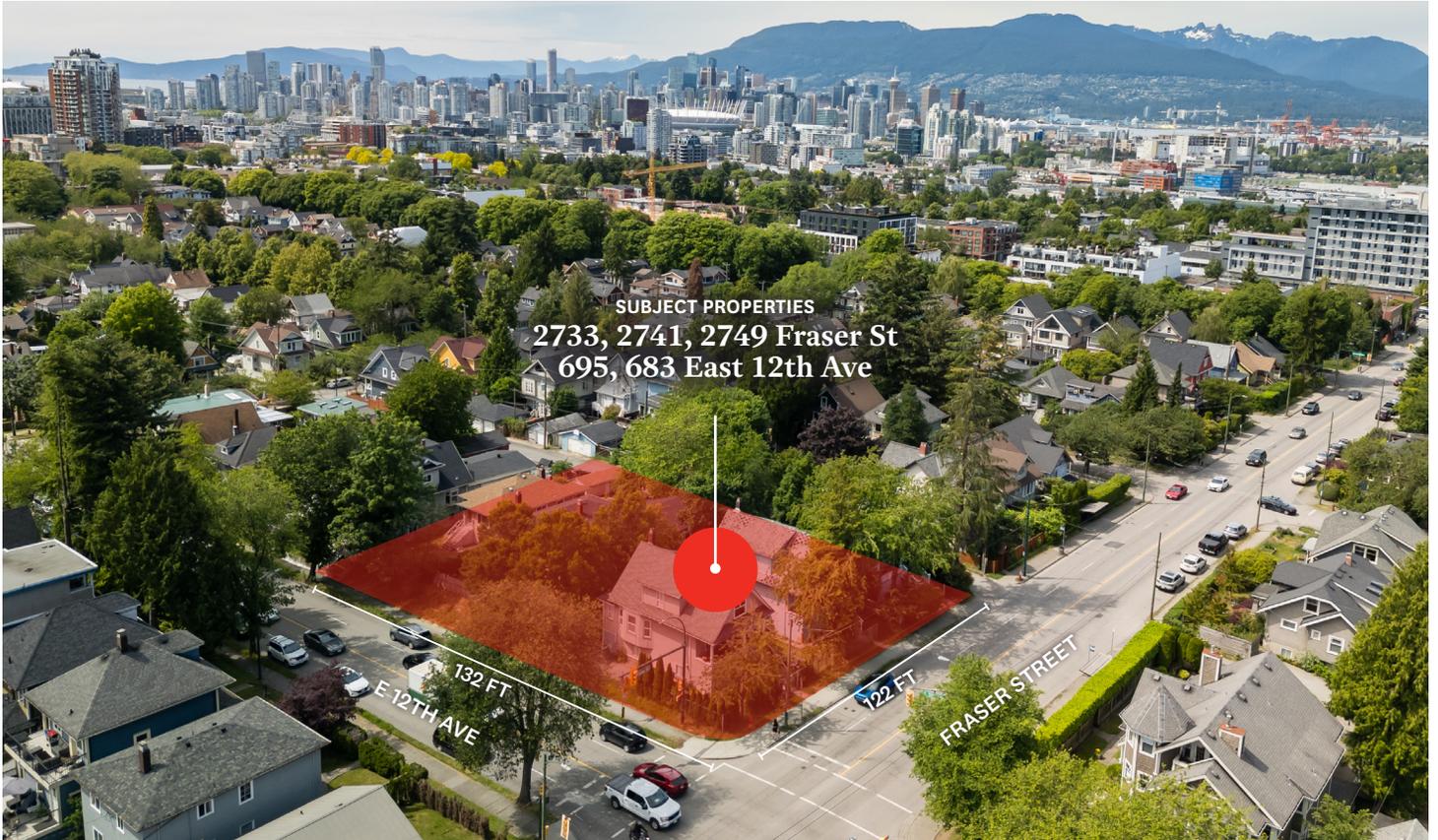
2733, 2741, 2749 Fraser St :1913
695 East 12th Ave:1950
683 East 12th Ave:1946

ASKING PRICE

Contact Listing Agents



development details



LAND USE DESIGNATION

Mount Pleasant RT Areas -Area C -MRTC
Retail/Service, residential

Scenario 1: 18 stories (5.5 FSR) - Secured Rental / Below Market-Rental

Note: Minimum of 20% of the net residential floor area must be secured at below-market rents.

Scenario 2: 6 Storeys (3.5-3.7 FSR) - Secured Rental

GROSS PROPERTY TAXES 2024

\$33,712.10

2025 BC ASSESSMENT VALUE

\$7,473,200.00

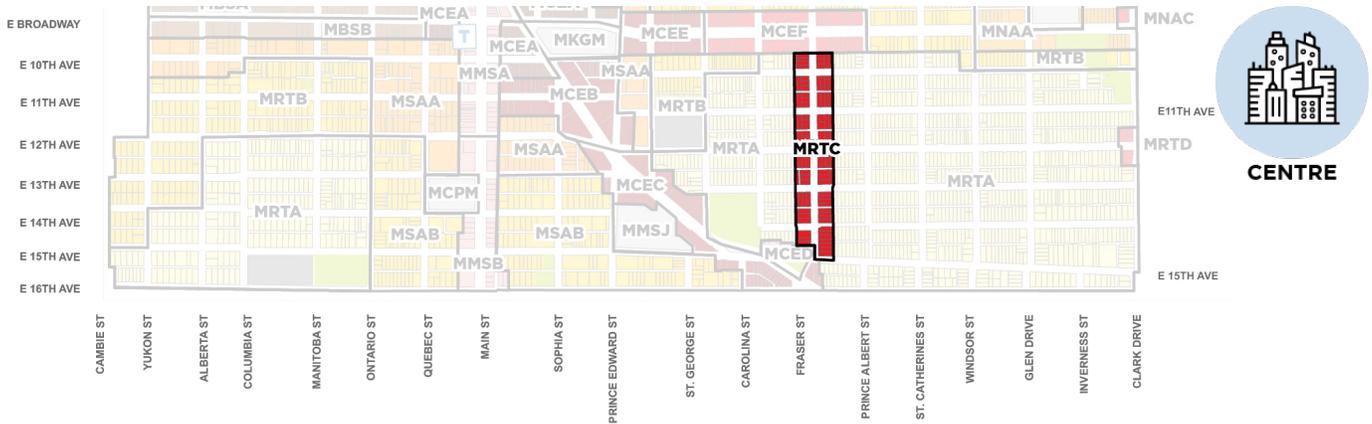
PROPERTY	PID	LEGAL DESCRIPTION
2733 FRASER ST	015-274-403	LOT A, BLOCK 156, PLAN VAP442, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, (REF PL 534) OF LOTS 13 & 14 OF LOT F, & PL1771
2741 FRASER ST	011-851-775	LOT B, BLOCK 156, PLAN VAP442, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, (REF PL 451) OF LOTS 13 & 14 OF LOT F, & PL 1771
2749 FRASER St	008-781-541	LOT C, BLOCK F, PLAN VAP442, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, (REF PL 451) OF LOTS 13 & 14, OF BLK 156, & PL 1771
695 12TH AVE E	015-274-438	LOT 15, BLOCK 156, PLAN VAP442, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, EXC S 7 FT NOW RD OF LOT F, & PL 1771
683 12TH AVE E	015-274-454	LOT 16, BLOCK 156, PLAN VAP442, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, EXC S 7 FT NOW RD OF LOT F, & PL 1771

zoning & land use

MOUNT PLEASANT RT AREAS - AREA C

10.26 Mount Pleasant RT Areas - Area C

MRTC



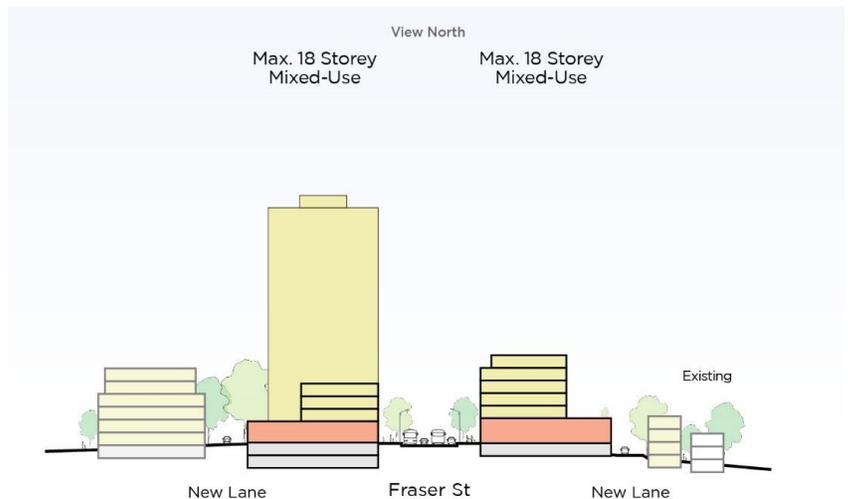
MRTC POLICY SUMMARY TABLE

Policy Area	Mount Pleasant RT Areas - Area C	MRTC
Uses	Retail/service, residential	
Option/Tenure	Secured market and below-market rental	Secured market rental
Max Height	18 storeys	6 storeys
Max Density	5.5 FSR	3.5-3.7 FSR
Min Frontage	36.6 m (120 ft.)	N/A
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	

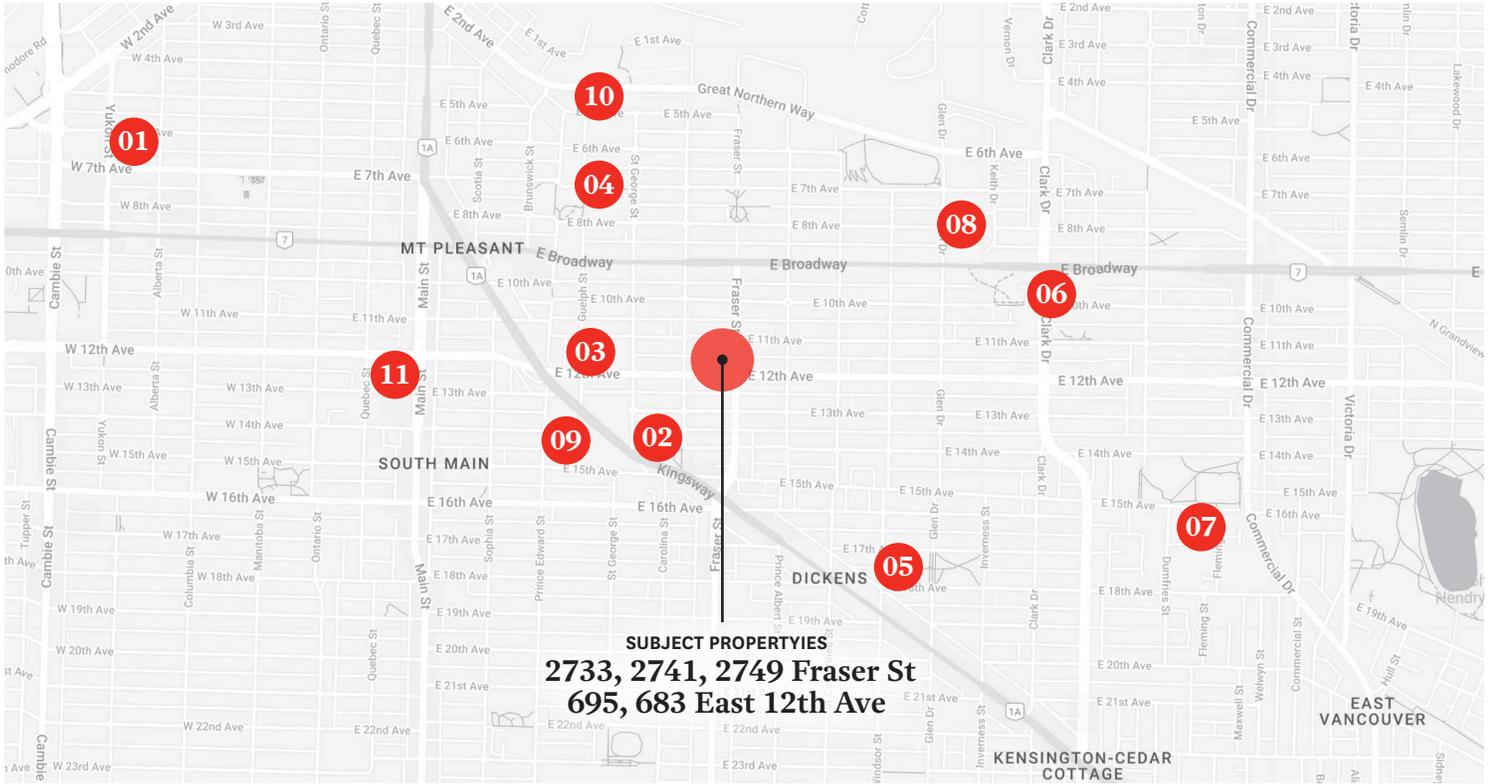
ADDITIONAL POLICIES

Require continuous active ground floor retail/service uses along Fraser Street.

Where a lane does not currently exist parallel to Fraser Street, a dedicated lane will be required to facilitate development



site area



WALK SCORE

 95/100 Walker's Paradise Daily errands do not require a car.	 75/100 Excellent Transit Transit is convenient for most trips	 95/100 Bikers Paradise Daily errands can be accomplished on a bike.
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NEARBY AMENITIES

- | | |
|---|-----------------------------------|
| 1. Mount Pleasant Station
(Future Millennium Line Extension) | 6. Queen Alexandra Elementary |
| 2. Robson Park | 7. St. Joseph's School |
| 3. Florence Nightingale Elementary School | 8. VCC - Broadway Campus |
| 4. Mount Pleasant Elementary School | 9. Mount Joseph Hospital |
| 5. Charles Dickens Elementary School | 10. St. Francis Xavier School |
| | 11. St. Patrick Elementary School |

THE AREA

Exceptionally located at the intersection of Fraser Street and East 12th Avenue in Vancouver's affluent Mount Pleasant neighborhood, this prime development opportunity is just three blocks north of Kingsway and three blocks south of East Broadway. With its close proximity to the upcoming Mount Pleasant Station and Great Northern Way – Emily Carr Station, the site offers seamless access to key employment hubs, including Downtown Vancouver, Vancouver General Hospital, the Mount Pleasant tech district, Emily Carr University, and the Centre for Digital Media at Great Northern Way.



potential views

NORTHWEST



NORTHEAST



SOUTHWEST



SOUTHEAST



SOUTH



NORTH



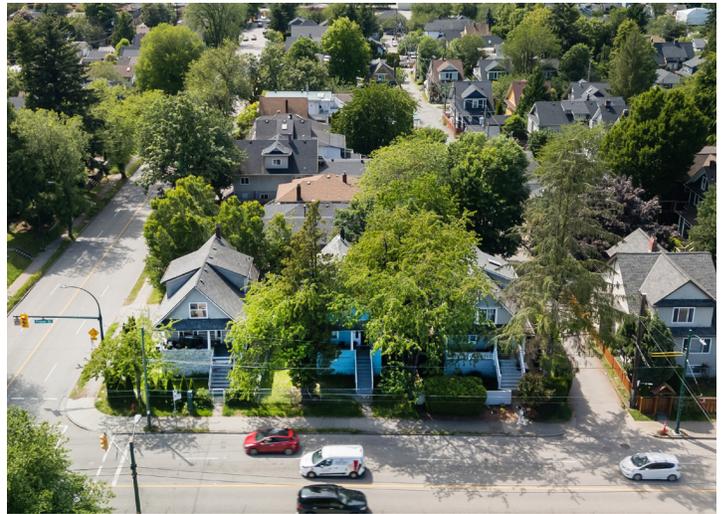
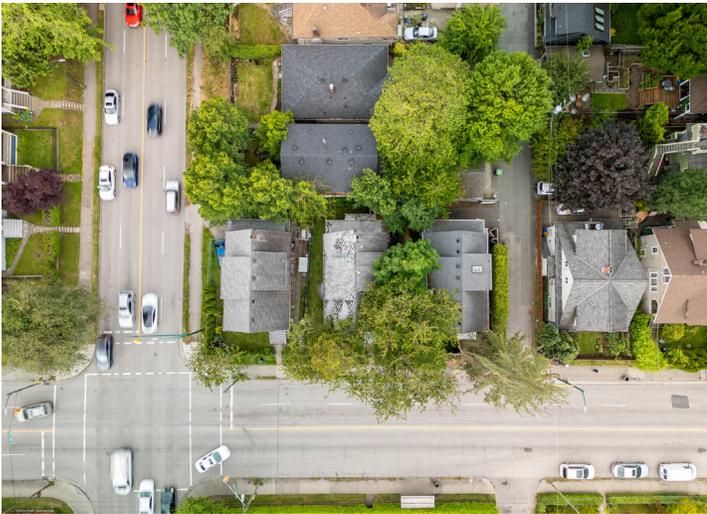
WEST



EAST



site photos



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