

FOR SALE: TOD - 1 REDEVELOPMENT SITE

ROYAL CITY MEDICAL CENTRE

250 Keary St
NEW WESTMINSTER, BC



**REPUBLIQUE
GROUP**

www.republiquegroup.com

RANDY LIM
(604) 968-8111

randy@republiquegroup.com

ILIA TCHERKASSOV
(778) 840-1665

ilia@republiquegroup.com

SALIENT FACTS

Price	Contact
Property Type	Medical Office
Site Area	26,136 sq.ft.
Storeys	3
Year Built	1977
PID	003-992-853
Potential Stories	20
Potential FSR	5.0
Current Zoning	C2

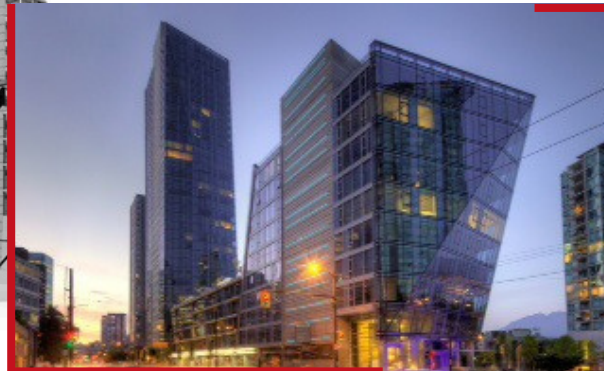
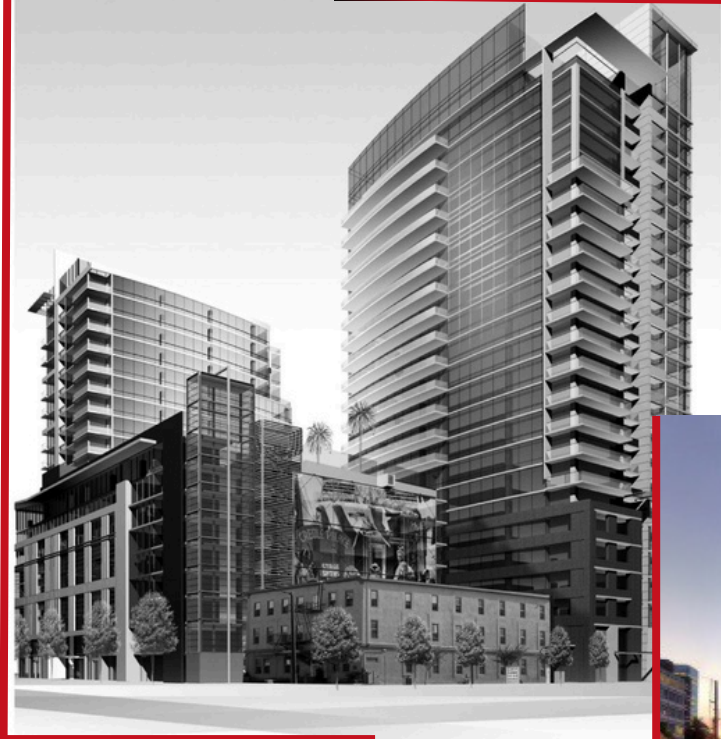
OVERVIEW

Royal City Medical Centre houses medical specialists from a broad range of practices. This large space is improved, includes a reception area, two operating rooms, a scrub room, and two interior washrooms. The Sapperton Skytrain Station is right outside and the Freeway and Loughheed Highway are easily accessed. The space is currently used as a dental clinic. A perfect office for an owner operator.

DEVELOPMENT

TOD Catchment	TOD-1
Total Buildable	130,680 sq.ft.
Level 1: Retail	8,000 sq.ft.
Levels 2-4: Medical Office	24,000 sq.ft.
Levels 5-10: Short Term	36,750 sq.ft.
Levels 11-20: Condos	61,250 sq.ft.
PID	003-992-853
Typical Floor Plate	6,125 sq.ft.
Future Development	Yes
Short Term Suites (450 sq.ft.)	70
Condos: Studio (450 sq.ft.)	32
Condos: 1br (550 sq.ft.)	36
Condos: 2br (675 sq.ft.)	18
Condos: 3br (800 sq.ft.)	4
Total Parking:	131

DESIGNER



JAMES HANCOCK

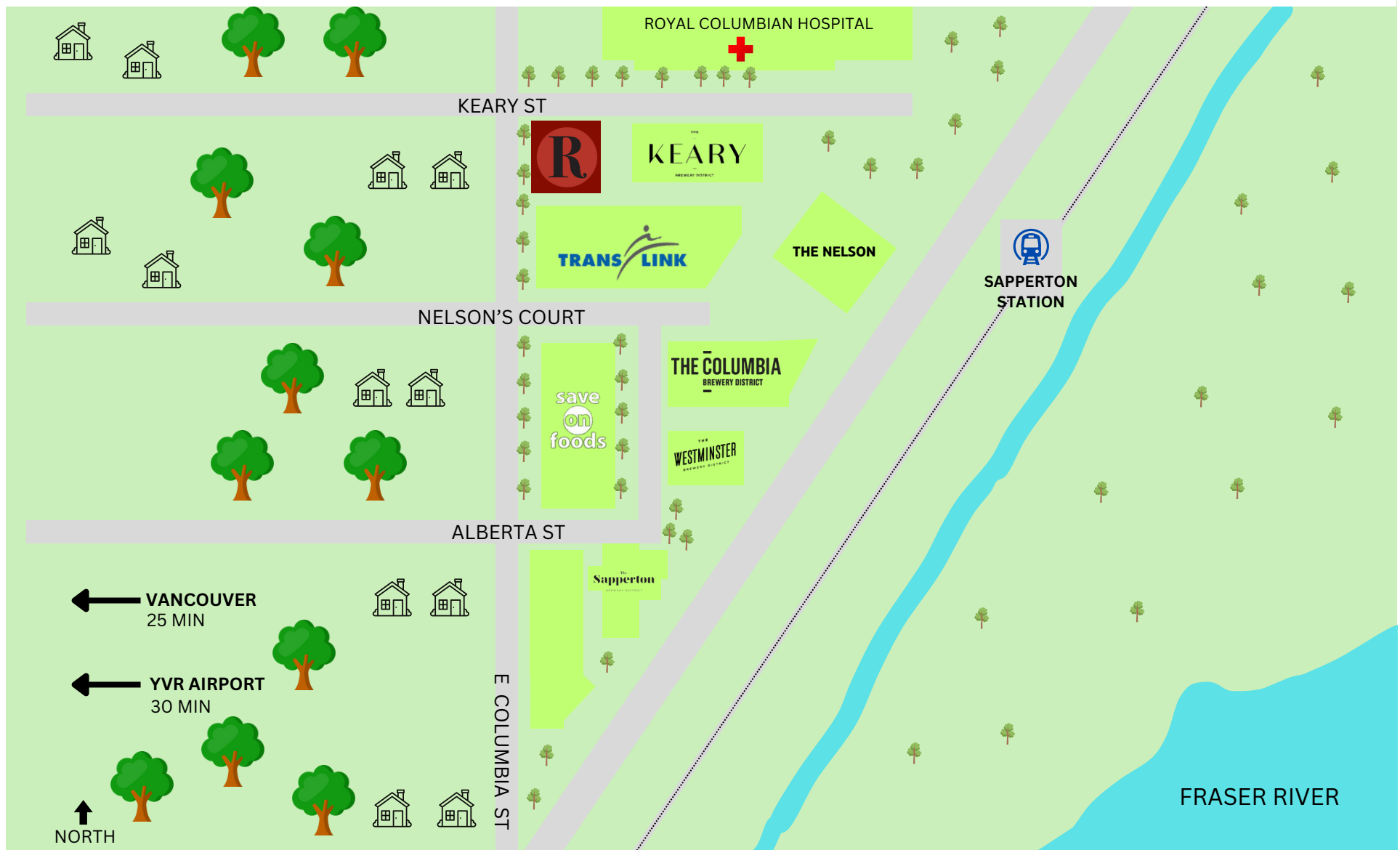
Design Director



DESIGN DIRECTOR James Hancock is the former Director of Design at IBI/HB Architects and is an architect who is a highly respected designer of high-density residential, mixed-use, and hotel projects. He has been responsible for the design of over 100 towers in Vancouver, Calgary, Toronto, Halifax, Fort McMurray, Arizona, Minnesota, California, and Nebraska, as well as China and Abu Dhabi. He has served as Chairman of the Vancouver Design Panel, advisor to the Vancouver Development Permit Board and the West Vancouver Design Panel, a guest critic at the School of Architecture at UBC, a Member of the AIBC Council, an instructor in the RAIC Syllabus Program, and coordinator for the Canadian Architectural Certification Program in British Columbia, as well as an oral examiner for interim architects seeking registration. He became a Fellow of the RAIC in 2002.

OTHER DEVELOPMENTS

WESGRPOUP has developed the the area with nearly every parcel excluding 250 Keary. Luxury condos and bustling retail has proven successful, allowing for Wesgroup to replicate the model throughout the neighbourhood.



TRANSIT ORIENTED DEVELOPMENT - TIER 1

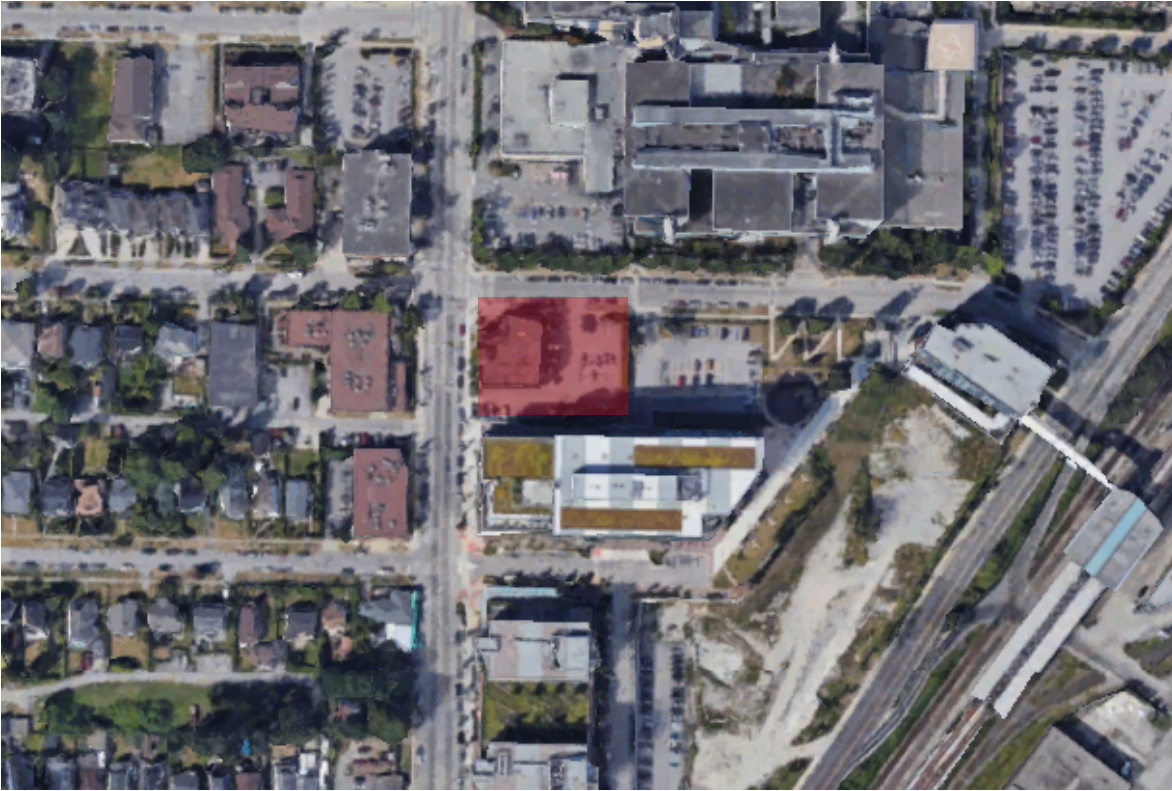
Minimum Allowable Density:

5.0 FAR/FSR

Minimum Allowable Height:

Up to 20 Stories





LOCATION

Strategically located, 250 Keary is located directly across the street from the Royal Columbian Hospital providing plenty of traffic. Sapperton Skytrain Station is positioned just a quick 5 minute walk away. Moreover, the Trans-Canada Highway is ideally close to the subject property. All allowing for ease of access through major thoroughways, the transit system, and local community.



ROYAL COLUMBIAN
HOSPITAL ACROSS THE
STREET



5 MINUTES TO
SAPPERTON SKYTRAIN



NEARBY TO MAJOR
THROUGHWAYS



REPUBLIQUE REAL ESTATE GROUP

www.republiquegroup.com

RANDY LIM
(604) 968-8111

randy@republiquegroup.com

ILIA TCHERKASSOV
(778) 840-1665

ilia@republiquegroup.com

*This document has been prepared by Republique Group for advertisement and general information only. Republique Group makes no guarantees, warranties, or representations of any kind, implied, or expressed, regarding the information including, but not limited to, warranties of content, accuracy, reliability. Any interested party should undertake their own inquiries as to the accuracy of information. Republique Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damage arising there from. This publication is the copyrighted property of Republique Group. 2024. All rights reserved