



*The image shown is a rendering of the proposed rental building and is for illustrative purposes only.

FOR SALE

REDEVELOPMENT OPPORTUNITY

40+ RENTAL APARTMENT UNITS WITH 26,600+ SF RENTABLE SPACE

\$13,000,000



**7807 Cambie Street,
Vancouver**



DRAWING OF THE PROPOSED RENTAL BUILDING (EAST ELEVATION)



ABOUT THE SITE

This 10,560 SF prime corner site located between Marine Gateway and the Onni Master Plan Community in Vancouver is available for redevelopment with the current Vancouver Planning. The site is ideal for a new development of secured market rental apartment units (with 10% of the units below market pricing).

An existing pre-application with the City allows for a Floor Space Ratio (FSR) of 3.0, which provides a total rentable area of approximately 26,224 SF and 42 units. The application package was designed by James Hancock, former design director of IBI/HB Architects.

The seller is willing to work with a buyer developer, providing time with contract terms of sale.

*All information provided is to be verified by the buyer.



**REPUBLIQUE
GROUP**

www.republiquegroup.com

RANDY LIM

604.968.8111

randy@republiquegroup.com



RE/MAX SELECT PROPERTIES | 5487 WEST BLVD, VANCOUVER BC

Each office is independently owned and operated. This communication is not intended to cause a breach of an already existing agreement.