



NEW PRICE
\$2,650,000

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COURT ORDER SALE

7505 Victoria Drive, Vancouver, BC

**Investment Opportunity with Redevelopment Potential
in Vancouver's Victoria-Fraserview Neighbourhood**



The Opportunity

Opportunity to acquire a strong investment opportunity with redevelopment potential through the Court Ordered Sale process. 7505 Victoria Drive, Vancouver (the "Property") offers existing income from the ground-floor retail unit and second floor residential.

Development Permit was approved in October 2022 supporting the future development of a mixed-use retail and multi-unit apartment building.

All offers subject to Court approval.

Salient Facts

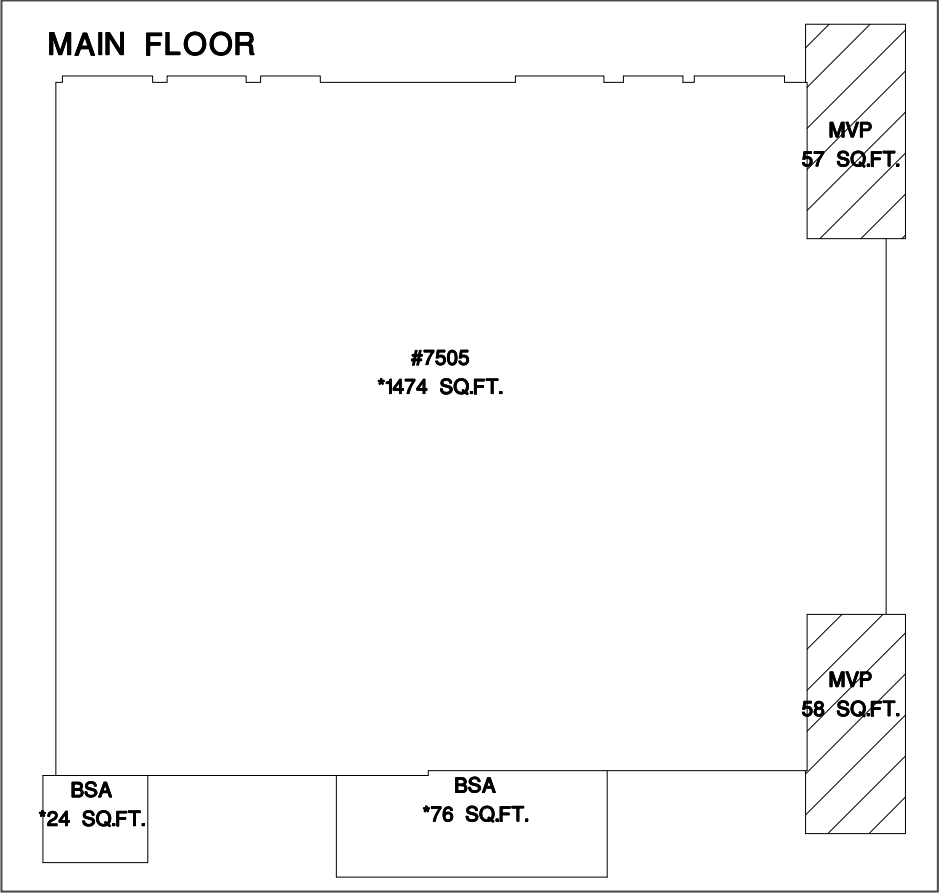
Civic Address	7505 Victoria Drive, Vancouver
Legal Address	010-110-798; LOT 9 BLOCK 13 FRASERVUE PLAN 8393
Location	Property is located on the west side of Victoria Drive between Prestwick Drive and East 61st Avenue.
Zoning	C-1 - Commercial
NCP	Victoria-Fraserview
Site Area*	5,396 SF
Frontage*	44.96 feet on Victoria Drive
Building Size*	3,369 SF
Land Use Plan	Victoria-Fraserview
Gross Taxes (2025)	\$17,675.40

*All measurements are estimates and should not be relied upon without independent verification.



Floor Plans

Building Size: 3,369 SF

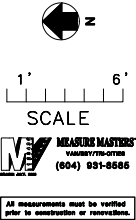


MAIN FLOOR:

#7505 * * 1474 SQ. FT.

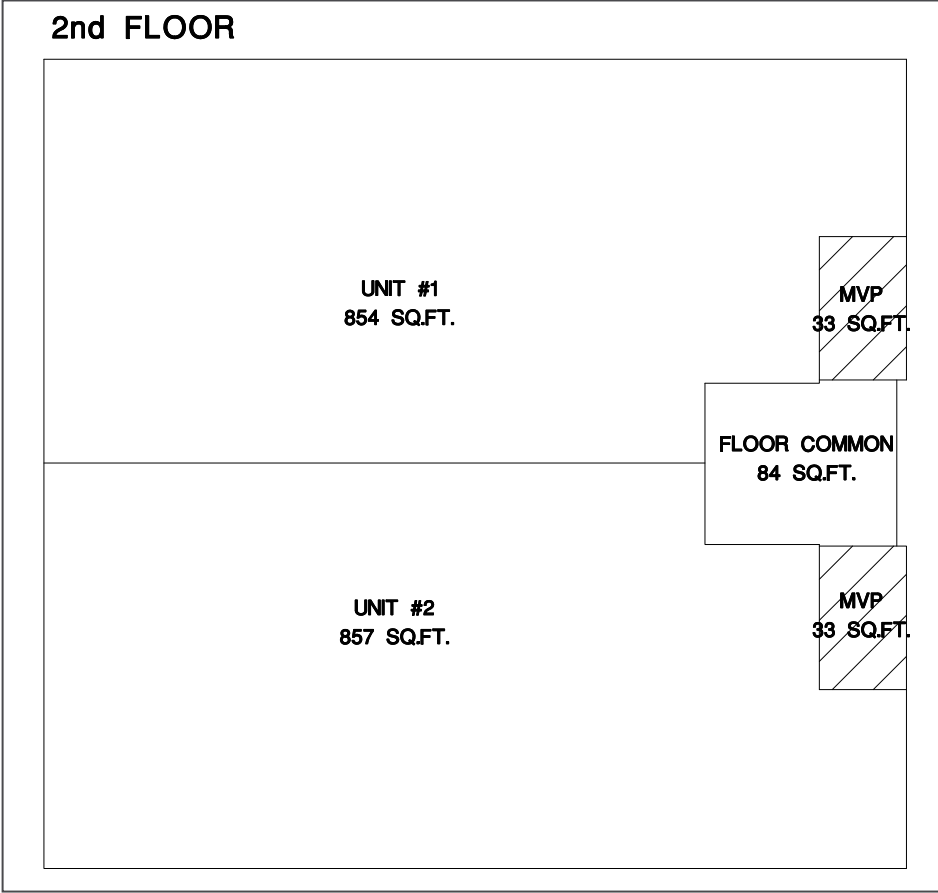
BSA (Elec.) 24 SQ. FT.
BSA (Mech. ?) 76 SQ. FT.

****Calculations in accordance
with BOMA Office Standards
(ANSI/BOMA Z65.1-2024)**



MEASURE MASTERS
VANUITY/IRIS-OTIS
(804) 931-8886

All measurements must be verified
prior to construction or renovation.

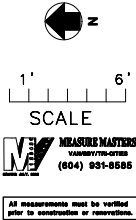


2ND FLOOR:

UNIT #1 854 SQ. FT.
UNIT #2 857 SQ. FT.
*TOTAL 1711 SQ. FT.

FLOOR COMM. 84 SQ. FT.

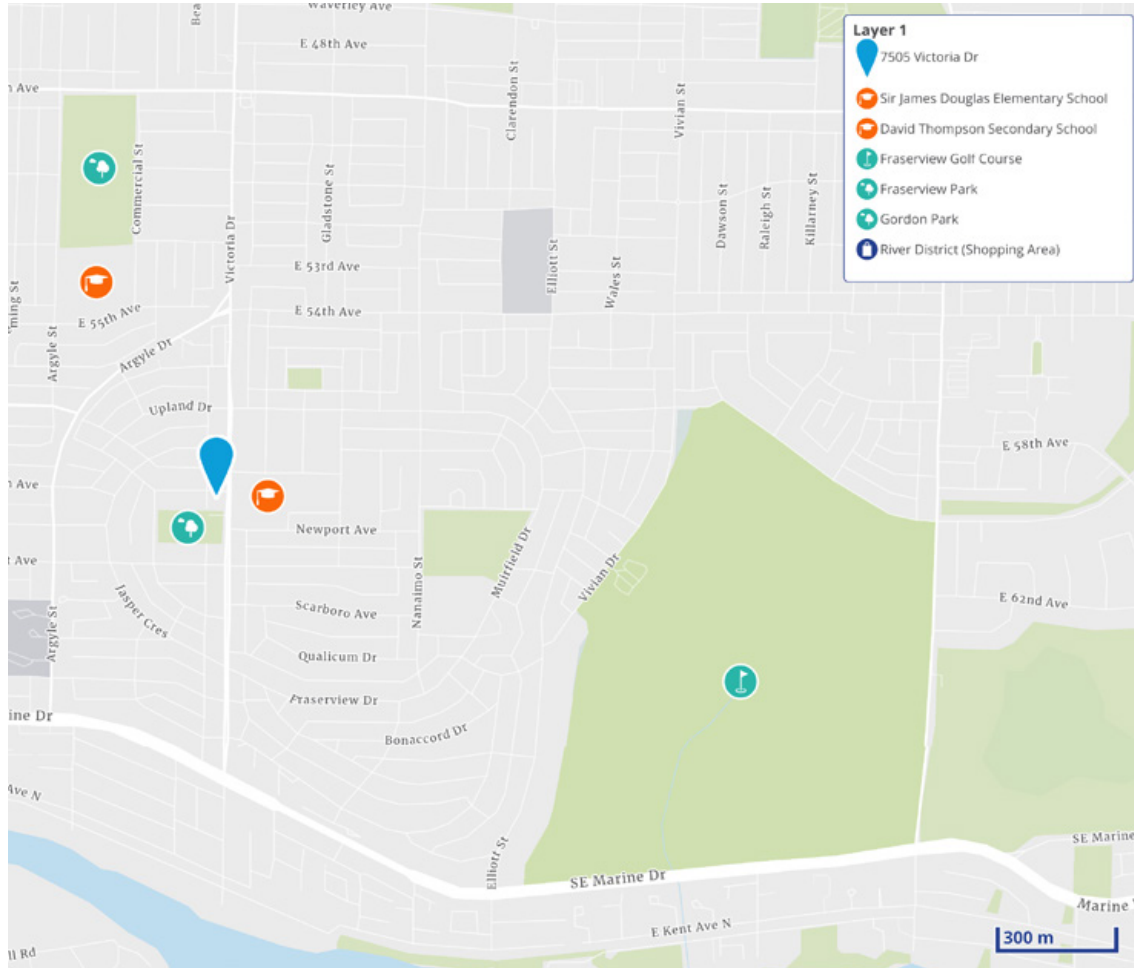
****Calculations taken to the
exterior of perimeter walls,
and the center of demising walls.**



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Location



Offering Highlights

- 5,400 SF lot size with 45 feet of frontage on Victoria Drive
- Previously approved Development Permit in October 2022 supported the future development of a mixed-use retail and multi-unit apartment building
- Ideal location in the Victoria-Fraserview neighbourhood, offering close proximity to great schools, parks, transit and amenities

Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Receiver.

After signing a Confidentiality Agreement (CA), qualified parties will be provided access to the Data Room which contains pertinent information and documents relevant to the Offering.

Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia.

Drive Times



Downtown Vancouver	28 mins	YVR	16 mins
Burnaby	10 mins	Marine Gateway Station	11 mins
Richmond	10 mins	BC Ferries (Tsawassen)	35 mins

Development Potential with Assembly



*Site Size Potential of up to 16,800 SF
with three sites and frontage of 144 ft.*

Potential Assembly

The Property is marketed separately from the neighbouring properties, 7523 Victoria Drive and 1992 Prestwick Drive (the “Neighbouring Properties”). The acquisition of both the Property and the Neighbouring Properties will allow a purchaser to unlock significant additional development potential across the site given the increase in total site area and create a well scaled development.

The combined site area of up to approximately 16,800 square feet will allow for the development of a high-density development form and increase feasibility through parking and construction efficiencies.

*Previous Development Application**

Application Type: Dev App

Date: Jun 24 2021

Dev App: 7519 Victoria Dr

Code: DP-2021-00597

Comment: Approved - October 27, 2022, subject to conditions.

Description: F. Adab Architects Inc. has applied to the City of Vancouver for permission to develop the following on this site: - A three-storey, mixed-use building containing two commercial retail 'shell' units at grade and six secured market rental units on the second and third floor - Total Height of approximately 34.94 ft. - Total Floor Space Ratio 1.20 (approximately 6,484.80 sq. ft.) - A total of four surface parking spaces at rear having vehicular access from the lane

Status: Inactive

**This application did not include 7523 Victoria Drive. The previous approved application was only 7505 Victoria and 1982 Prestwick Drive.*

Burnaby

Sir James Douglas
Elementary School

Victoria Drive

7505

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