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# 1364, 1370, 1376 POWELL STREET & 1475, 1481 FRANKLIN STREET

Vancouver, BC

Rare opportunity to acquire a 1.30 acre industrial development site

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\*Struan Saddler Personal Real Estate Corp.



# Powell & Franklin Street Vancouver

## PROPERTY SUMMARY

### YEAR BUILT / CURRENT IMPROVEMENT SIZE

1364 Powell Street – 1946 / 3,900 sf

1370 – 1376 Powell street – 1952 / 6,755 sf

1475 – 1481 Franklin Street – 1936 / 16,443 sf

**Total Building Size** – 27,098 sf

### PROPERTY ID'S

1364 Powell Street – 015-653-854, 015-653-846

1370 – 1376 Powell Street – 015-309-495, 015-309-487, 015-309-479

1475 – 1481 Franklin Street – 015-654-010, 015-309-509, 015-309-517, 015-309-525

### TOTAL SITE AREA

56,678 sf (1.30 acres)

### TOTAL EXISTING BUILDING SIZE

27,098 sf

### ZONING

M-2 Industrial – develop up to 5.00 FSR and height of 100 feet

### GROSS BUILDABLE

283,390 sf (Based on 5.0 FSR)

### PROPERTY TAXES

\$180,852

### NOI/TERM

Contact listing agent

### ASKING PRICE

Contact listing agent

## OPPORTUNITY

Avison Young is pleased to present the opportunity to purchase a 1.30-acre industrial development site in East Vancouver. The Site is zoned a M-2 and provides a developer with the opportunity to build multi-level industrial development with some office space under existing zoning.

## PROPERTY HIGHLIGHTS

- » Approximately 244 feet of frontage on Powell Street and 144 feet of frontage on Franklin Street
- » Easy access into Downtown Vancouver via East Hastings and Powell Street
- » Direct access to public transit
- » Unobstructed views of the North Shore mountains
- » 100 feet future height (with opportunity to increase)



\*The rendering and diagram are displayed for illustrative purposes and may not reflect the exact measurement and specification.

## DEVELOPMENT POTENTIAL

The M-2 zoning allows up to 5.0 Floor-to-Space Ratio (FSR) to be built and for this site, gross buildable of 283,390 is permitted with maximum height of 100 feet.

- » 25% of the total gross area is permitted for office use
- » Retail spaces are permitted
- » May permit an increase in the maximum height

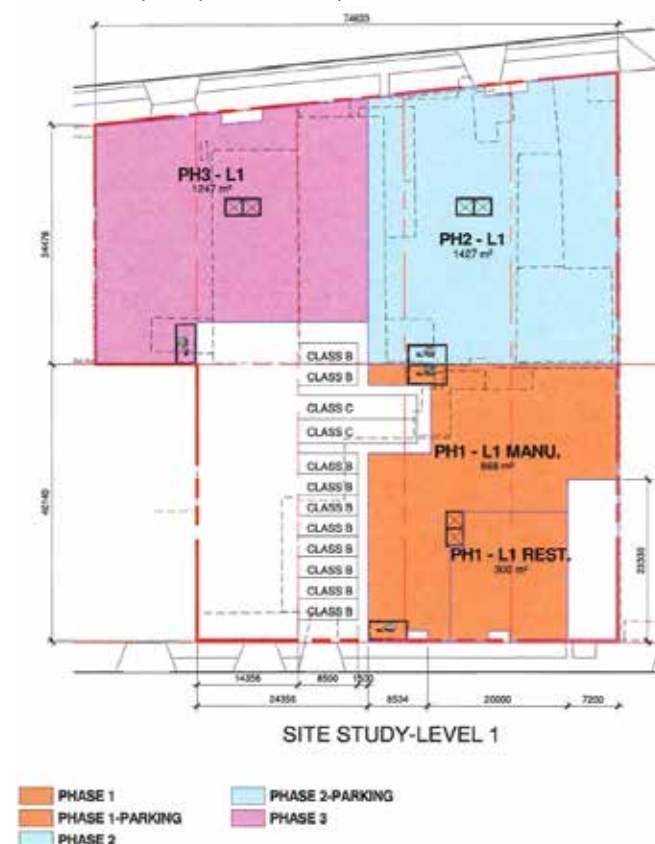


## SITE ZONING

- Active Frontage
- Office Space
- Warehouse / Parking

	Site Size (SF)	Floor-to Space Ratio (FSR)	Gross Buildable (SF)	Efficiency	Net Rentable Area (SF)
Strata Industrial	56,678	5.00	56,678	80.00%	45,342
Ministorage			155,865	75.00%	116,898
Office			70,848	90.00%	63,763
<b>Total</b>			<b>283,390</b>	<b>79.75%</b>	<b>226,004</b>

Example of phased development:





# RAILTOWN



## DOWNTOWN VANCOUVER 5 MIN DRIVE



## AMENITIES

- |                            |                               |                                |                                |
|----------------------------|-------------------------------|--------------------------------|--------------------------------|
| 1. Relaxus Products        | 6. La Casa Gelato (Ice Cream) | 11. Salsbury Park              | 16. York Theatre               |
| 2. Canada Post Office      | 7. Yolks                      | 12. Strathcona Park            | 17. Britannia Secondary School |
| 3. Mr. Lube                | 8. Off the Rail Brewing       | 13. Powell Street Brewery      | 18. JJ Bean Coffee Roasters    |
| 4. Value Village           | 9. Bomber Brewing             | 14. Hotel At The Waldorf       | 19. Vancouver Public Library   |
| 5. Pink Pearl Chinese Food | 10. Woodland Park             | 15. Admiral Seymour Elementary |                                |

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