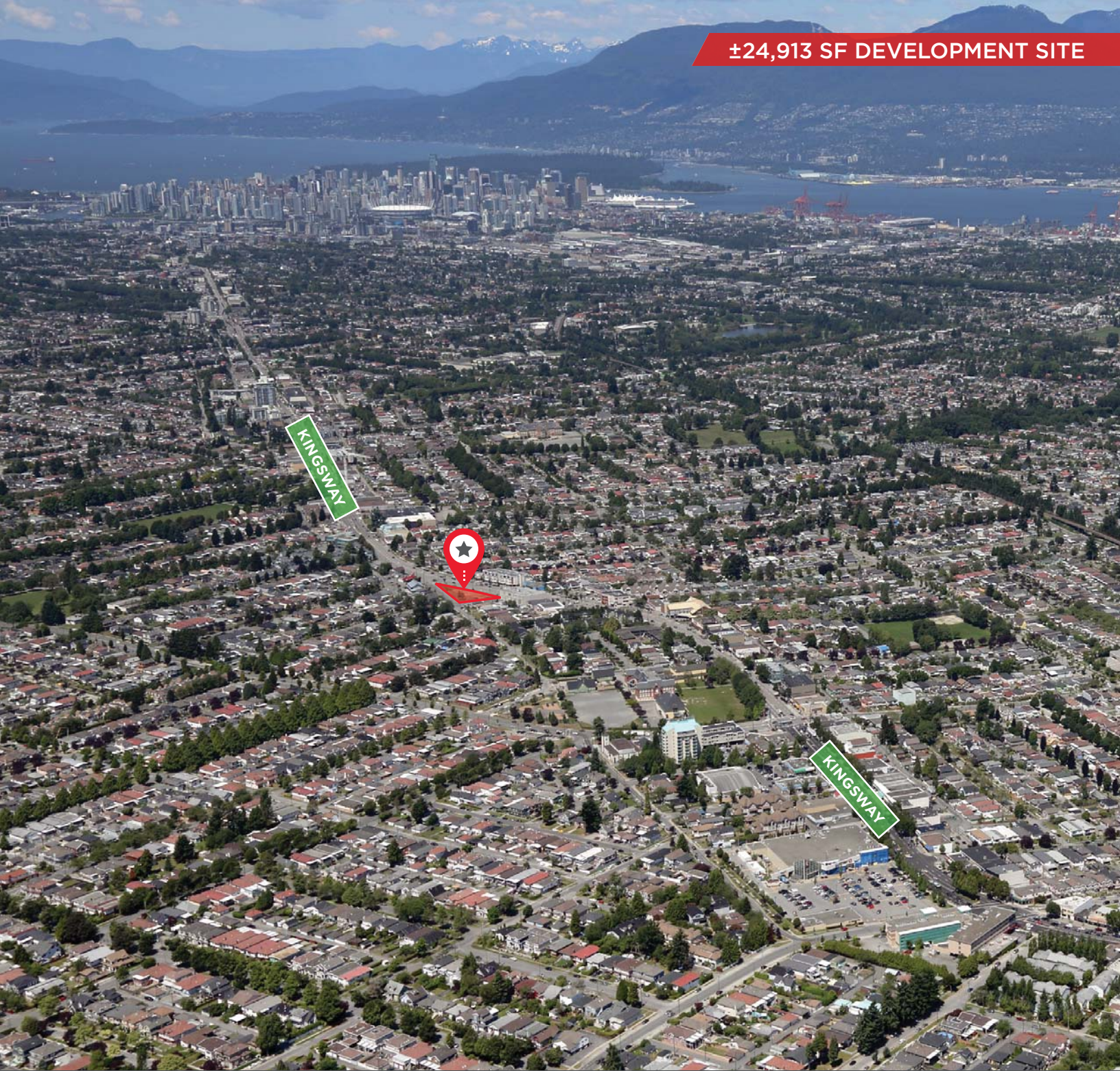




**CUSHMAN &  
WAKEFIELD**

**FOR SALE**  
**2970 KINGSWAY**  
**VANCOUVER, BC**

**±24,913 SF DEVELOPMENT SITE**



**David Canning**

Senior Vice President

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**CUSHMAN &  
WAKEFIELD**

# FOR SALE 2970 KINGSWAY VANCOUVER, BC

## LOCATION

The subject site is located on the southwest corner of Kingsway & Rupert Street in the City of Vancouver. The property offers excellent exposure to all traffic travelling east/west on Kingsway. The "Kingsway Corridor" is the main arterial route connecting the Cities of Vancouver and New Westminster.

## SITE DESCRIPTION

The site is triangular in shape and offers frontage on Kingsway of ±345 feet, on Rupert Street of ±138 feet and on School Avenue of ±322 feet. The total site is estimated to be ±24,913 square feet. The site has a gentle slope from east to west.

## LEGAL DESCRIPTION

Lot D Block 13 District Lot 37 Plan LMP15755  
PID: 018-703-810

## SERVICES

All City services are available to the site

## ENVIRONMENTAL

The Vendor has conducted on-site and off-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Prospective Purchasers will be encouraged to review these reports and the OTP, including the schedules attached to the OTP, prior to submitting a Letter of Intent.

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Certificate of Compliance for the property prior to closing.

## ZONING

The subject site is zoned C-2 - Commercial District.

The C-2 zoning is intended to encourage medium density mixed use developments with ground floor retail and upper floor residential.

The maximum allowable Floor Space Ratio is 2.5. The maximum allowable height is 13.8 metres at the front property line and 4.6 meters at the rear property line

## PROPERTY TAXES (2018)

\$145,640.80

## ASKING PRICE

\$9,750,000



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 04/19 bg