



FOR SALE  
IDEAL FOR OWNER-USERS / INVESTORS / DEVELOPERS

# 1738 WEST 3RD AVENUE

Vancouver, BC

Located in Vancouver's highly desirable Armoury District

Transitioning neighbourhood, ideal for investment

Favourable zoning in place, allowing for a variety of uses

Underlying redevelopment potential for 4.5 FSR of industrial and office space

Vacant Possession - ideal for owner - users



# THE OPPORTUNITY

An exceptional opportunity to invest or position your business in the heart of Vancouver's boutique design district. The Armoury District, located just northwest of Granville Island, has completely transformed into a creative hub, which is now home to some of the city's top interior design firms, tech firms, engineer / architect firms, galleries, fine food purveyors and luxury automotive dealerships.

Position your business in one of Vancouver's most desirable locations or take advantage of the underlying development potential.



<b>CIVIC ADDRESS</b>	1738 West 3rd Avenue Vancouver, BC
<b>PID</b>	015-253-678; 015-253-317
<b>SITE AREA</b>	5,930 SF (50' width x 118.6' depth)
<b>BUILDING AREA</b>	2,249 SF
<b>PARKING</b>	Abundant secured surface parking (room for 15 stalls)
<b>POWER</b>	Three phase electrical power
<b>CEILING HEIGHTS</b>	18 ft. ceiling heights with exposed timber
<b>ENVIRONMENTAL</b>	TBD
<b>EXISTING ZONING</b>	IC-2 // Industrial
<b>IN-PLACE FSR</b>	3.00
<b>OCP</b>	Granville/Burrard Slopes Area A - FGBA
<b>PROPERTY TAXES (2024)</b>	\$66,186.90
<b>ASKING PRICE</b>	\$5,750,000

# EXISTING ZONING

The IC-2 bylaw permits light industrial uses, including those with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses compatible with and complementing light industrial uses are also permitted.

## PERMITTED USES

- Agricultural Uses
- Cultural and Recreational Uses
- Dwelling Uses
- Institutional Uses
- Manufacturing Uses
- Office Uses
- Parking Uses
- Retail Uses
- Service Uses
- Transportation and Storage Units
- Utility and Communication Uses
- Wholesale Uses
- Fitness Uses

# DEVELOPMENT POTENTIAL

Granville/Burrard Slopes Area A - FGBA

## INTENT

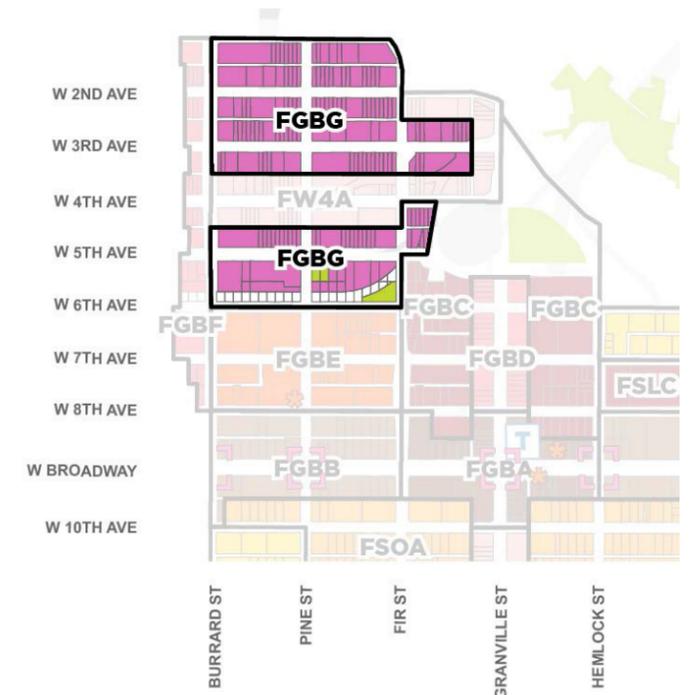
Enable increased height and density to support innovation and creative economy uses and incentivize the delivery of traditional light industrial functions (production, distribution and repair) in the Burrard Slopes Mixed Employment Area.

## FGBG POLICY SUMMARY TABLE

<b>Policy Area</b>	Granville/Burrard Slopes - Area G FGBG
<b>Uses</b>	Industrial, office, retail/service, cultural and institutional
<b>Max Height</b>	10 storeys
<b>Max Density</b>	4.5 FSR

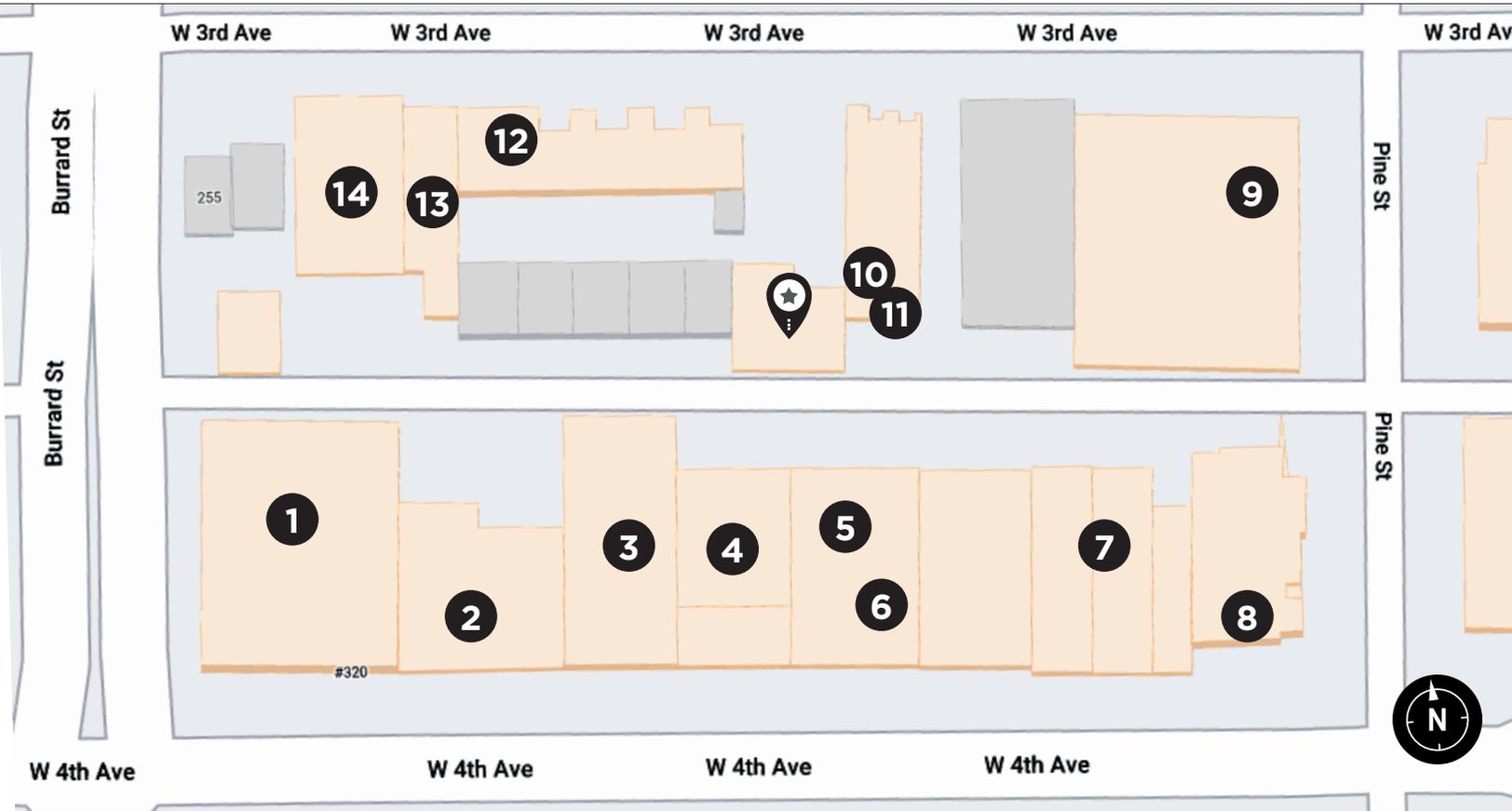
## ADDITIONAL POLICIES

- Choice of use for up to 2.5 FSR.
- For every m2 of industrial use provided, an additional m2 of office, service, retail, recreational or institutional use is permitted to a maximum of 4.5 FSR overall.
- Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Mixed Employment lands.



# NEABRY AMENITIES

- |                          |                      |                                   |
|--------------------------|----------------------|-----------------------------------|
| 1. Comor- Sports         | 6. F45 Training      | 11. Interiors Furniture Warehouse |
| 2. Pacific Boarder       | 7. Giant Bikes       | 12. Crystalworks Designs          |
| 3. Duer                  | 8. Blondy's Coffee   | 13. Banner Carpets                |
| 4. The Boardroom         | 9. Genesis Vancouver | 14. TV Dinner Market + Cafe       |
| 5. Fifth & Fir Tile Shop | 10. CF Interiors     |                                   |



## THE LOCATION



TRANSIT SCORE  
RIDER'S PARADISE

76



BIKE SCORE  
BIKER'S PARADISE

100



WALK SCORE  
WALKER'S PARADISE

99

FOR MORE INFORMATION, PLEASE CONTACT:

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