

**FOR SALE OR LEASE**

**3057-3059**

**GRANDVIEW HIGHWAY  
VANCOUVER, BC**



**CENTRALLY LOCATED COMMERCIAL BUILDING  
LOCATED IN THE HEART OF VANCOUVER**



# 3057 GRANDVIEW HIGHWAY, VANCOUVER, BC

Cushman & Wakefield ULC is pleased to present 3057 Grandview Highway, an extremely rare opportunity for either a retail or industrial user to secure a high-traffic location with excellent access to Vancouver, Burnaby and Highway 1. The property consists of one building that is currently demised to accommodate two tenancies. The flexible building configuration would allow for an owner occupier utilize the building immediately upon completion. In addition to the building there is a significant fenced storage/loading yard on the property that has access to 8 loading docks.

## SALIENT DETAILS

ZONING	CD-1 (249) Comprehensive Development
	Permitted Uses: A wide variety of Industrial and Retail/Commercial uses
SITE AREA	1.67 acres
AVAILABILITY/ OCCUPANCY	Contact listing Agent
PROPERTY TAX	\$198,835.30
BUILDING AREA	3057 Grandview Hwy - 22,225 SF 3059 Grandview Hwy - 11,600 SF Total Building Area 33,825 SF
LEASE RATE	\$25 psf NET
SALE PRICE	\$18,500,000





Inside Canada Computers



## BUILDING FEATURES

This modern industrial facility combines durable tilt-up construction with efficient features including high ceilings, multiple loading options, ample power, secure parking, and prominent signage on Grandview Highway.



Concrete tilt-up construction in various stages



Approximately 11-13' ceiling heights



Seven dock loading doors, One ramped grade



HVAC throughout the building



400A, 347/600 volt, 3 phase, 4 wire main electrical service with 200A servicing each unit



Thirty-five (35) parking stalls



Fully paved and secure loading area, approx. 0.37 acres



Pylon Signage on Grandview Highway

# SITE PLAN in TOA ZONE

Each Transit Oriented Area (“TOA”) is comprised of three land tiers, to which the following minimum allowable densities apply:

<b>Tier 1 (0 – 200 m):</b>	<b>5.0 FAR, 20 Storeys</b>
<b>Tier 2 (200 – 400 m):</b>	<b>4.0 FAR, 12 Storeys</b>
<b>Tier 3 (400 – 800 m):</b>	<b>3.0 FAR, 8 Storeys</b>

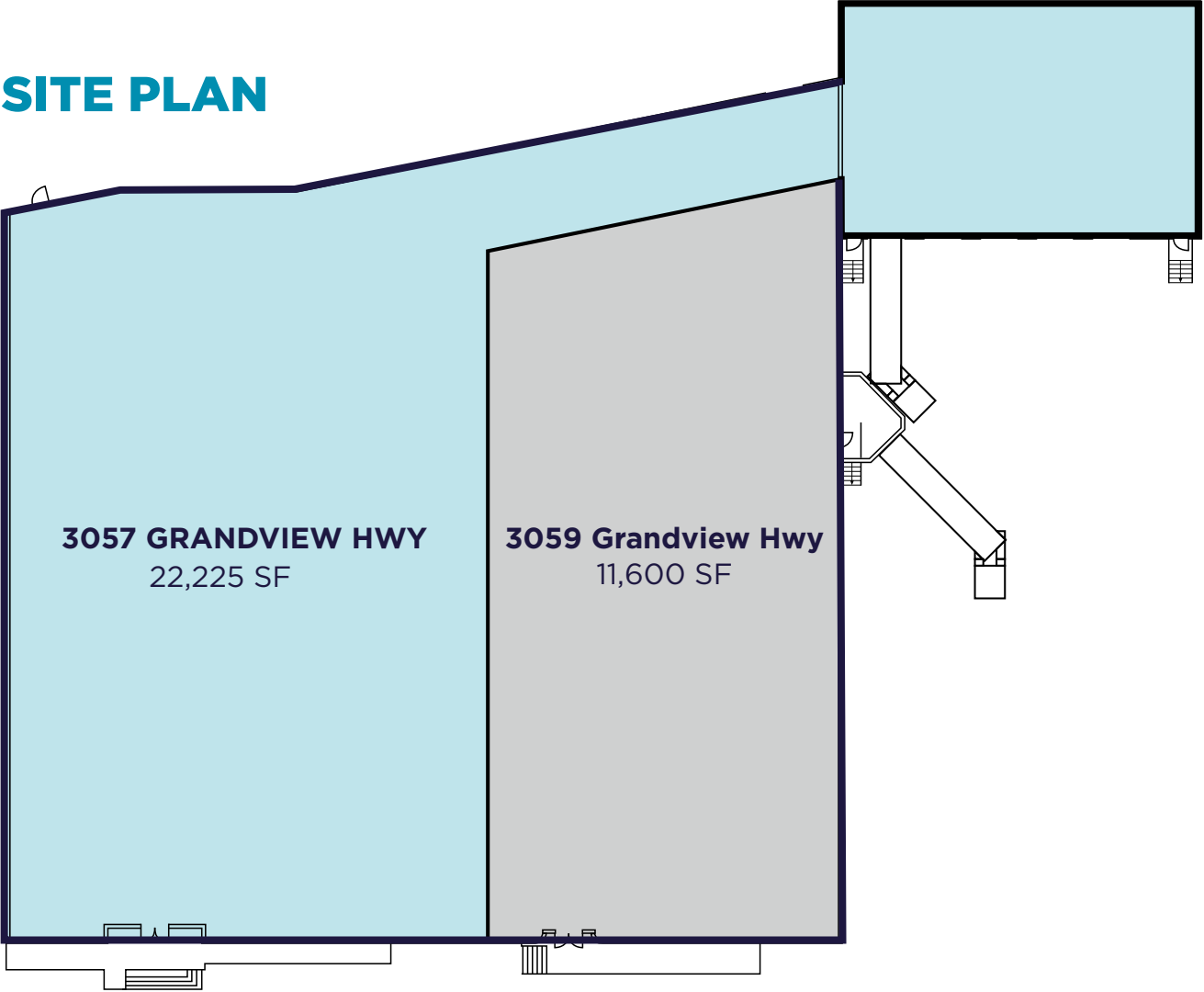
Click here for additional development details:

[TOA Guidelines](#)

[Draft Rupert & Renfrew Plans](#)



# SITE PLAN





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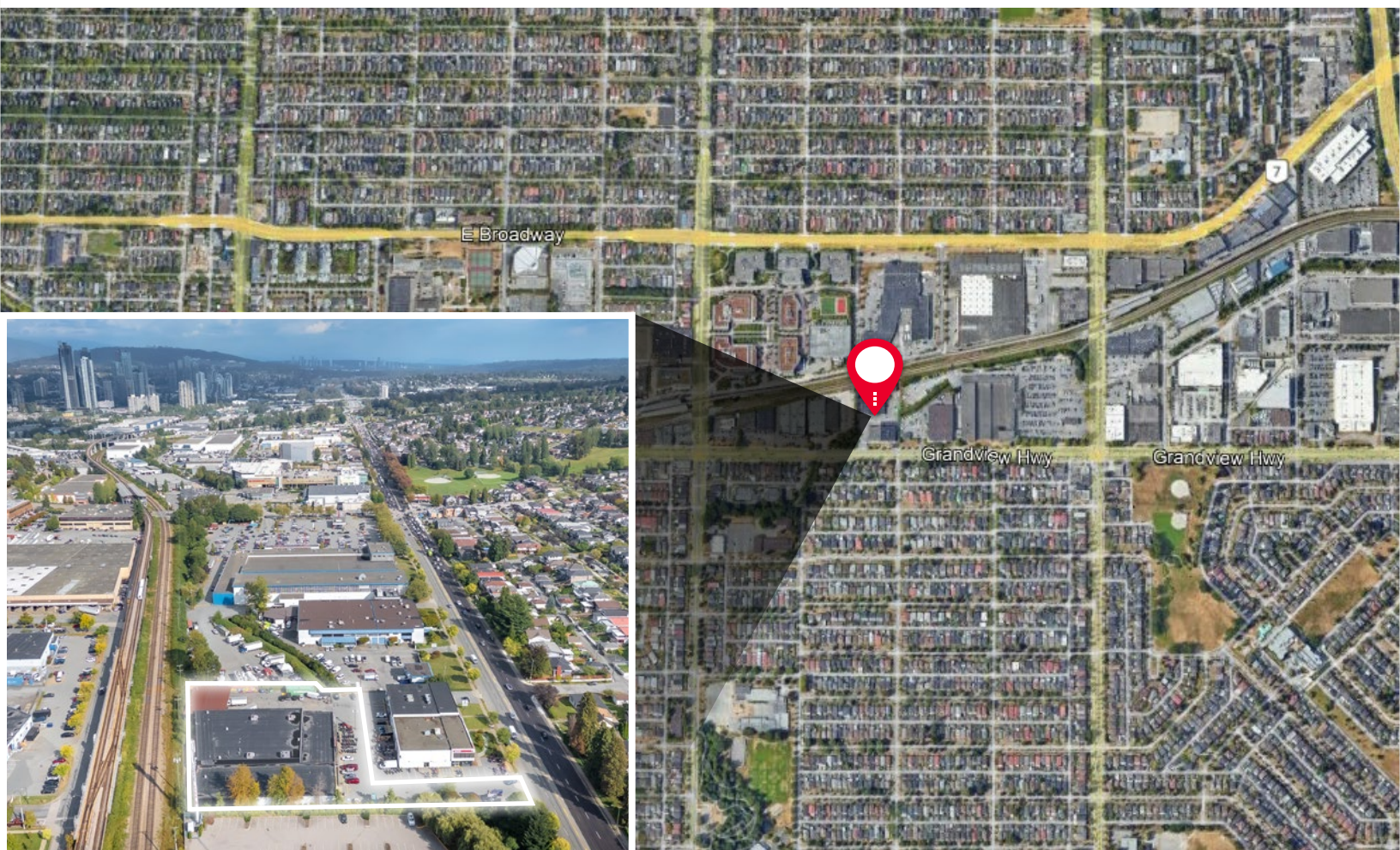
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