

FOR SALE

CENTRALLY LOCATED COMMERCIAL BUILDING
LOCATED IN THE HEART OF VANCOUVER

3057-3059

GRANDVIEW HIGHWAY
VANCOUVER, BC

NEW PRICE



Investor or Occupier Opportunity With Development Upside

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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 demised to accommodate two tenancies. Currently, there is 22,225 SF available vacant, which would allow for an owner occupier to 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
TOTAL BUILDING AREA	33,825 SF
PROPERTY TAX	\$198,835.30
TENANCY	3057 Grandview Hwy - 22,225 SF Available Vacant
	3059 Grandview Hwy - 11,600 SF Leased to International Motorsports, expiry June 2029
SALE PRICE	\$20,500,000



Inside Canada Computers



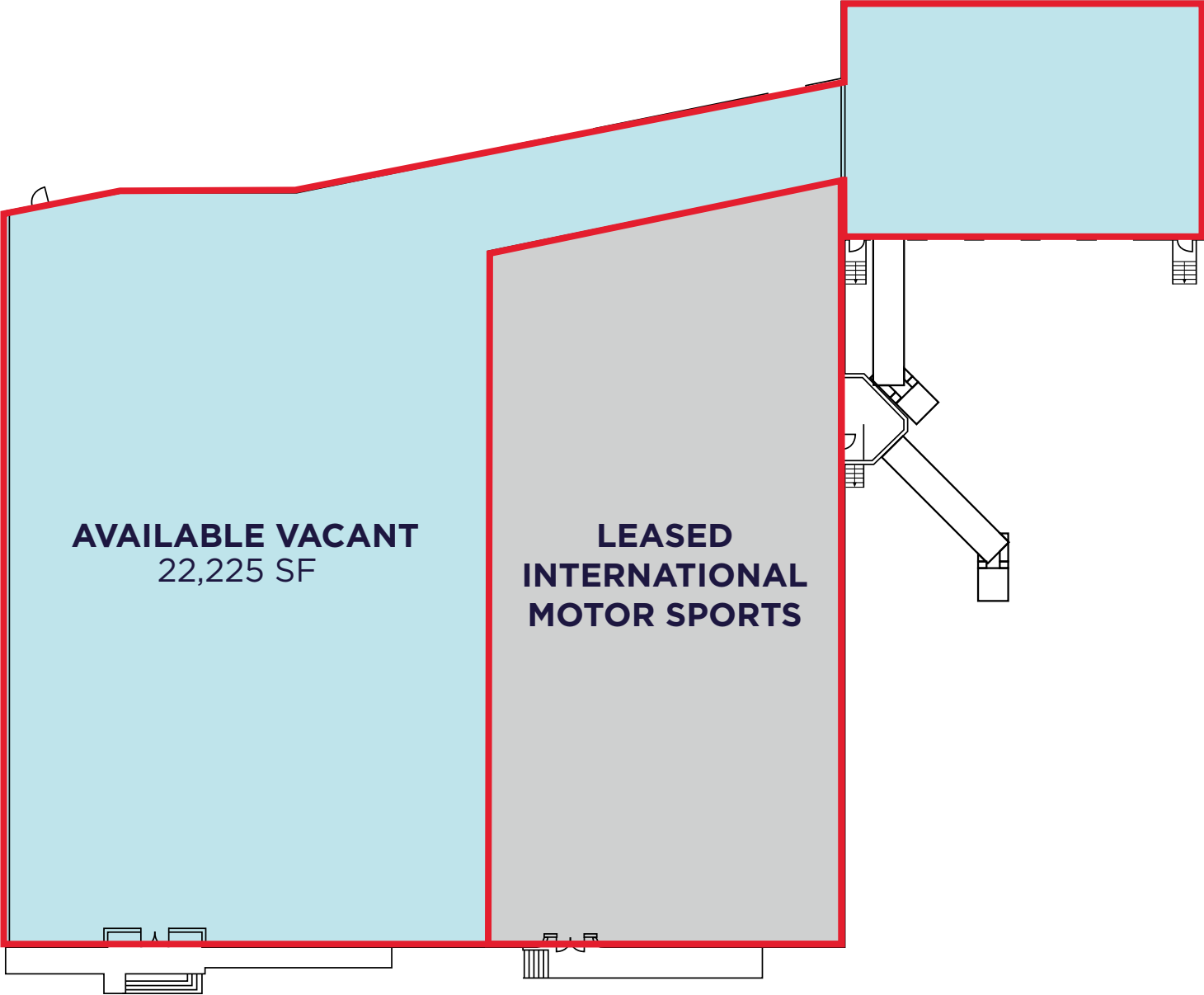
BUILDING FEATURES

- 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

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SITE PLAN



SITE PLAN in TOA ZONE



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

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

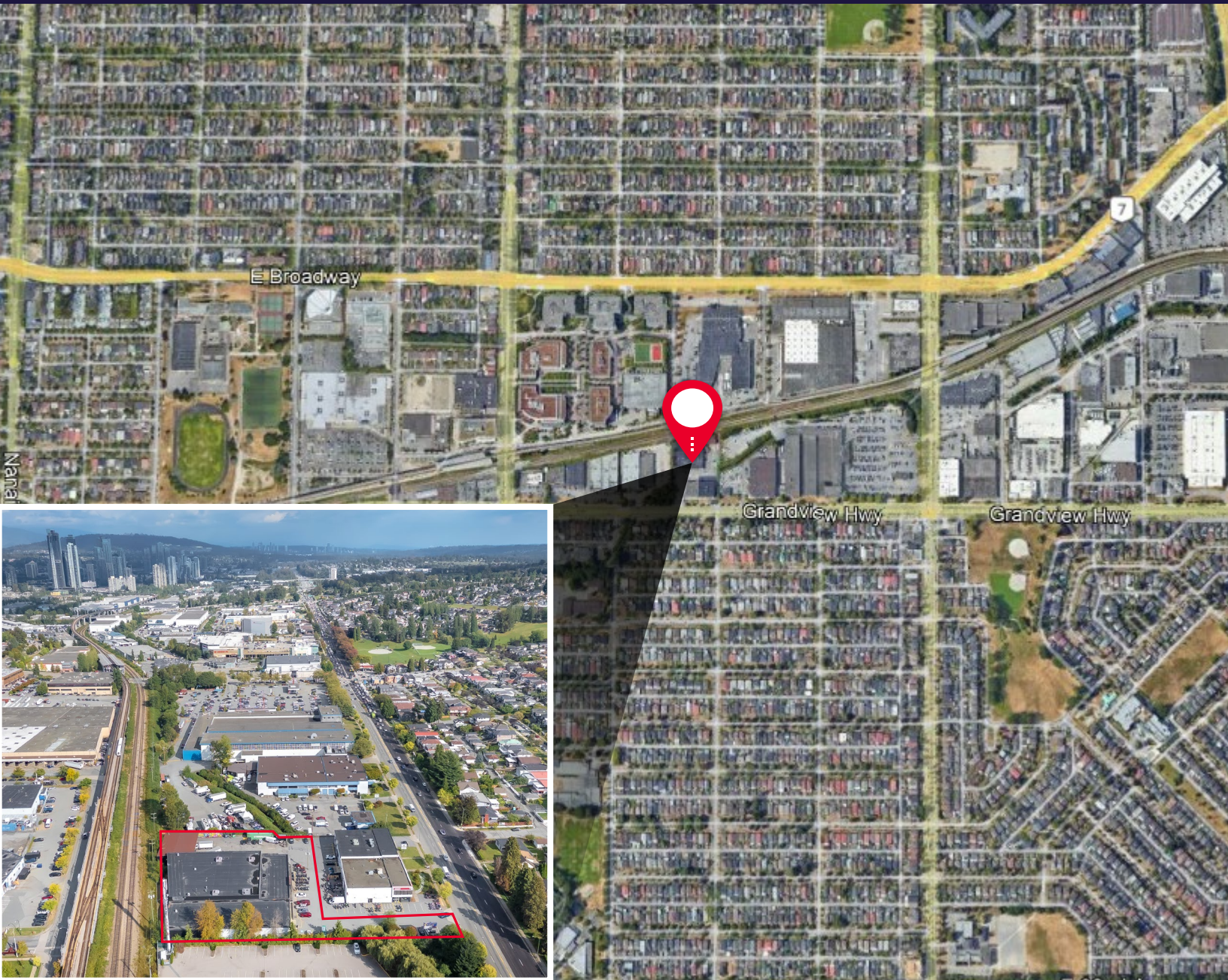
Click here for additional development details:

- TOA Guidelines
- Draft Rupert & Renfrew Plans

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