

# 1365 WEST 12TH AVENUE, BC



Suite 1200 - 700 West Georgia Street  
Vancouver, BC V7Y 1A1  
604 683 3711 / [cushmanwakefield.ca](http://cushmanwakefield.ca)



## FOR SALE

### BROADWAY PLAN REDEVELOPMENT SITE

3rd Reading redevelopment opportunity on West 12th Avenue. High exposure tower site with assembly potential. Rezoning almost complete with in place holding income.





OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present to the market the opportunity to acquire a one hundred percent freehold interest in 1365 West 12th Avenue, Vancouver, BC (the “Property”).

Totaling 12,500 square feet with 100 feet of frontage along West 12th Avenue the Property offers the opportunity to build up to 81,250 square feet of residential density with retail at grade. This is a highly desirable location in close proximity to the South Granville retail precinct and the upcoming new Broadway Corridor Subway Line.

SALIENT DETAILS

Address	1365 West 12th Avenue, Vancouver
Legal Description	Lot 17, Block 392, Plan VAP1276, District Lot 526 PID: 006-267-351, 006-267-408
Site Area	12,500 sf (100' x 125')
Zoning	RM-3 Residential
OCP	Fairview South - Area B (FSOB) in Broadway Plan
Gross Taxes	\$23,811.10 (2025)
NOI	\$263,785
Asking Price	\$8,000,000 (\$95 PBSF)

LOCATION

Located in the heart of Fairview, 1365 West 12th Avenue offers the perfect balance of urban convenience and residential tranquility. Positioned just minutes from downtown Vancouver, this address provides easy access to major transit routes and the vibrant amenities of South Granville, Granville Island, and False Creek. The surrounding neighborhood is rich with dining, shopping, and cultural experiences, including over 150 restaurants, 20 cafés, and a variety of grocery stores—all within walking distance. Central Broadway, a major employment and healthcare hub anchored by Vancouver General Hospital and several leading medical institutions, is nearby. Residents also benefit from close proximity to schools, daycares, green spaces, and scenic waterfront paths, making 1365 W 12th Avenue an ideal location for both lifestyle and convenience.



EXISTING MULTIFAMILY ASSET

A fully leased three storey 19 unit wood frame apartment building offering stable existing carrying income.

UNIT MIX

Type	Units
Bachelor	4
One Bedroom	13
Two Bedroom	2

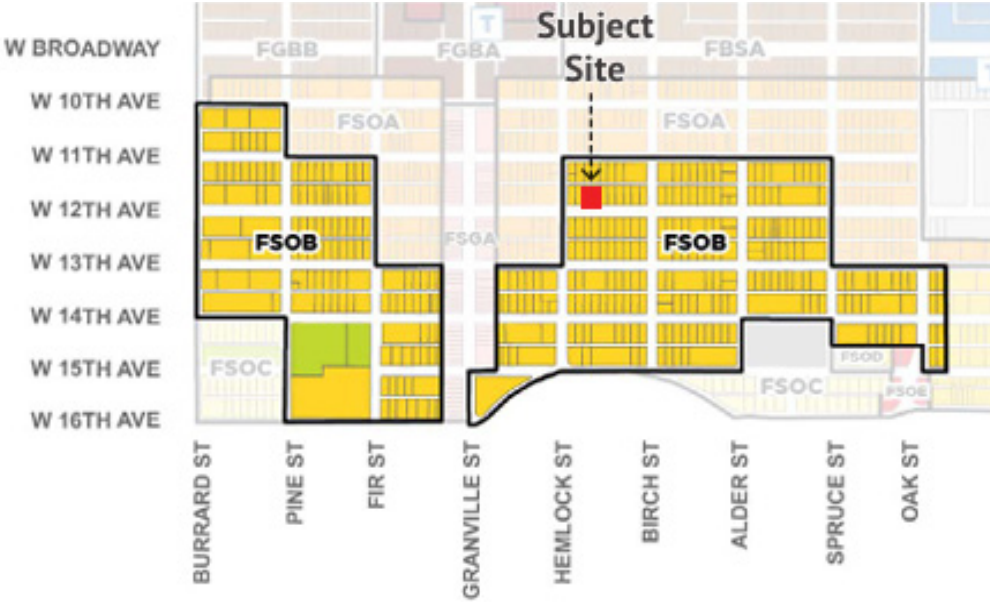
PROPOSED DEVELOPMENT SUMMARY: 20 STOREY MIXED-USE DEVELOPMENT

ENTITLEMENT

- January 2023 Rezoning Application submitted
- December 2024 Public Hearing passed and site was zoned (second hearing)
- December 2024 Housing Agreement with COV in negotiation
- Third reading, DP/BP 6-9 month timeline

DEVELOPMENT STATISTICS

Zoning	RM-3 / Fairview South – Area B (FSOB) under the Broadway plan
Uses	20 storey mixed use development with 4 levels of underground parking L1: Commercial / Retail L2: Amenity L3 - 19: Residential L20: Amenity
FSR	(6.485 FSR residential + 0.291 FSR commercial & amenity)
Building Storeys	20 Levels
Parking Summary	37 stalls on 2 levels 232 bike lockers
Storage Lockers	116 storage lockers
Below Market Housing	20% of floor area secured for below market rental units (23)



OFFERING HIGHLIGHTS



REZONING ALMOST COMPLETE - CURRENTLY AT THIRD READING



STRONG CARRYING INCOME IN PLACE



CLOSE TO THE NEW SOUTH GRANVILLE BROADWAY SUBWAY STATION



SPECTACULAR CITY AND MOUNTAIN VIEWS

UNIT MIX

Type	Units
Studio	7
One Bedroom	47
Two Bedroom	33
Three Bedroom	10
Total Units	97

DUE DILIGENCE MATERIALS AVAILABLE

- Phase 1 Environmental Report
- Arborist Report
- Shadow Study Report
- Rezoning Application Booklet

LEGEND

- ..... Broadway Plan Area
- T Existing Rapid Transit Station
- T Future Rapid Transit Station
- Neighbourhood Boundary
- Sub-Area Boundary
- Policy Area Boundary
- Parks
- Public Schools
- Large and Unique Sites

RESIDENTIAL APARTMENT AREAS

- Low-Rise
- Mid-to High-Rise
- High-Rise



# 1365 WEST 12TH AVENUE

VANCOUVER, BC



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