

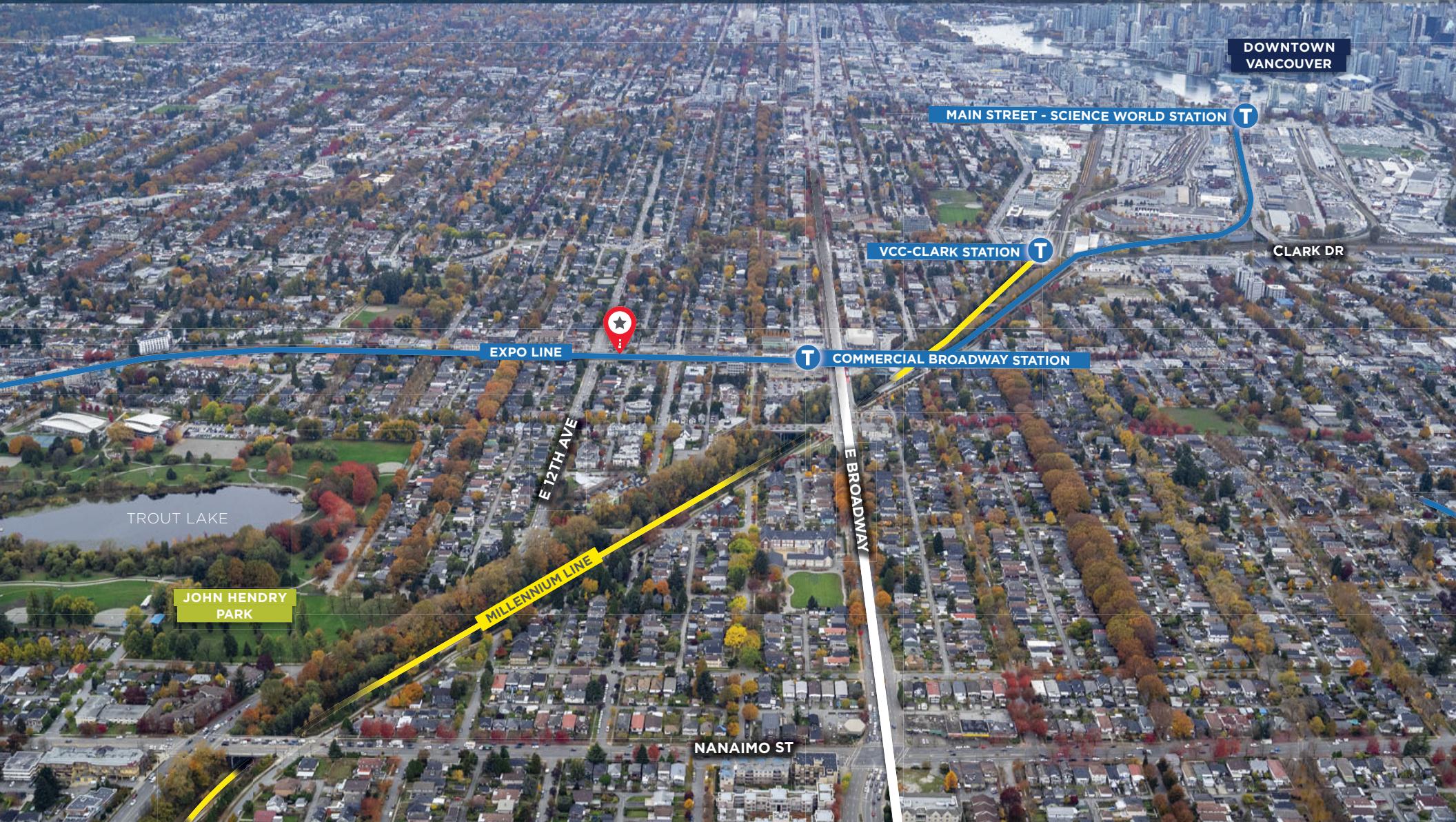
FOR SALE

1705 EAST 12TH AVENUE | VANCOUVER, BC



± 14,375 SQ. FT. DEVELOPMENT SITE

CORNER OF COMMERCIAL DRIVE & EAST 12TH AVENUE



THE LOCATION

The subject site is located in the Grandview - Woodland neighbourhood of the City of Vancouver. Located on the northeast corner of East 12th Avenue and Commercial Drive, the property offers excellent exposure to all traffic travelling on Commercial Drive. The Property is within walking distance to the Commercial Broadway skytrain station.

SITE DESCRIPTION

The site is rectangular in shape and offers frontages on Commercial Drive of +/- 115 feet and on East 12th Avenue of +/- 125 feet. The total site is estimated to be +/- 14,375 square feet.

LEGAL DESCRIPTION

PID: 015-079-091

Lot A (Explanatory Plan 4040) of Lots 53 to 56 of Lots C and D Block 162 District Lot 264A
Plans 1059 and 1771

SERVICES

All City services are available to the site

ENVIRONMENTAL

The Vendor has conducted on and off -site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial Oil 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). Prospective purchasers are encouraged to review these reports and the OTP including the schedules 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 currently zoned C-3A - Commercial District. The C-3A zoning is one of the best zonings in the City of Vancouver permitting mixed use residential development with a wide variety of commercial uses.

The maximum allowable Floor Space Ratio is 3.0.

OFFICIAL COMMUNITY PLAN

The Grandview-Woodland Community Plan was adopted in 2016 by the City of Vancouver. The GWCP contemplates a cluster of locally focused retail and service uses on the ground floor with office uses above. The Grandview-Woodland Community Plan contemplates the property to be redeveloped with a mix of commercial uses, which may include retail, restaurant and office uses. The GWCP permits a density of "up to 3.2 FSR" and a maximum height of 6 stories.



PROPERTY TAXES (2025)

\$122,709.00

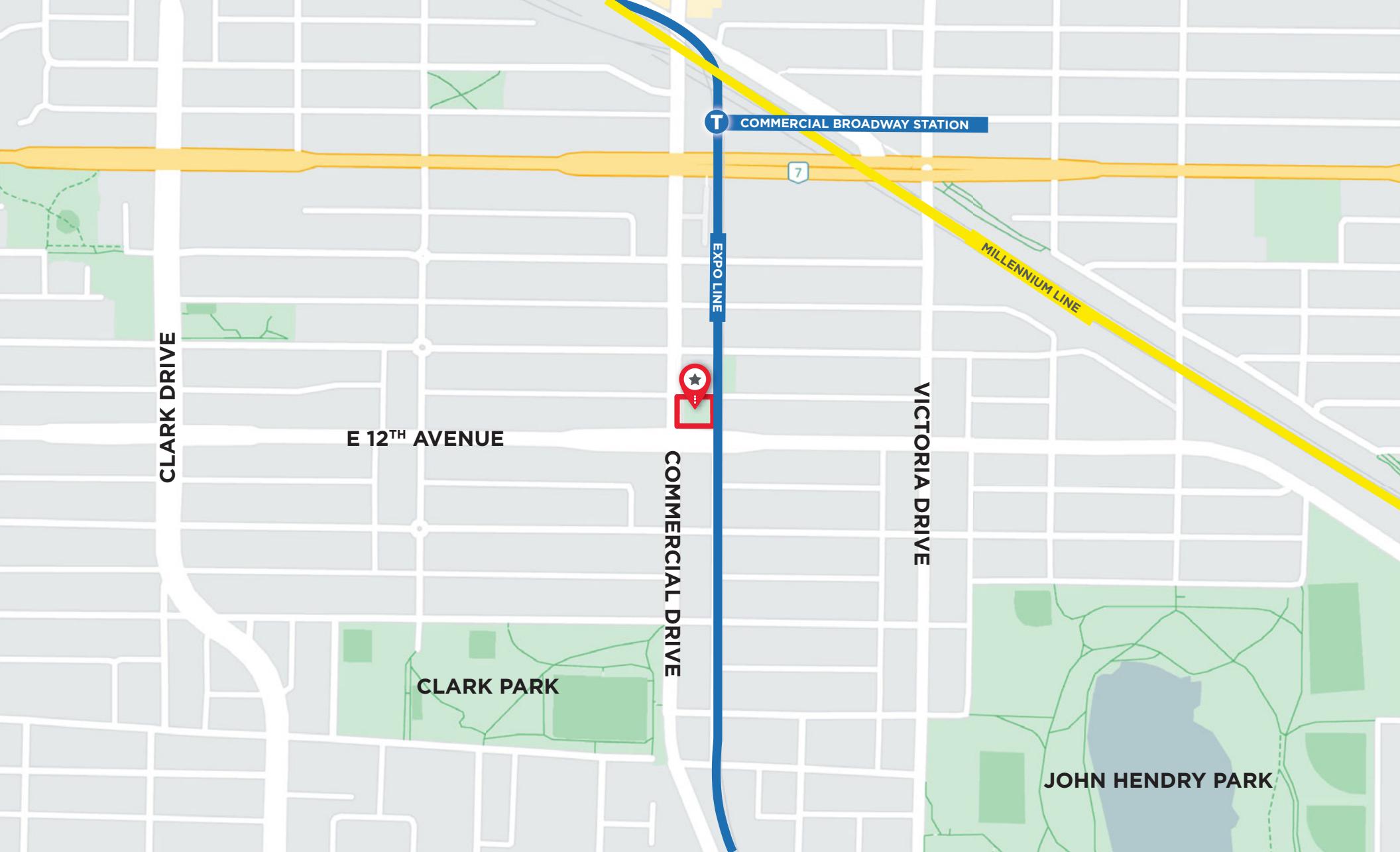
ASKING PRICE

The Vendor has elected not to establish an asking price for the property.

OFFERING PROCESS

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers, and a copy of which is included in the Confidential Data Room. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.





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