



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.



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

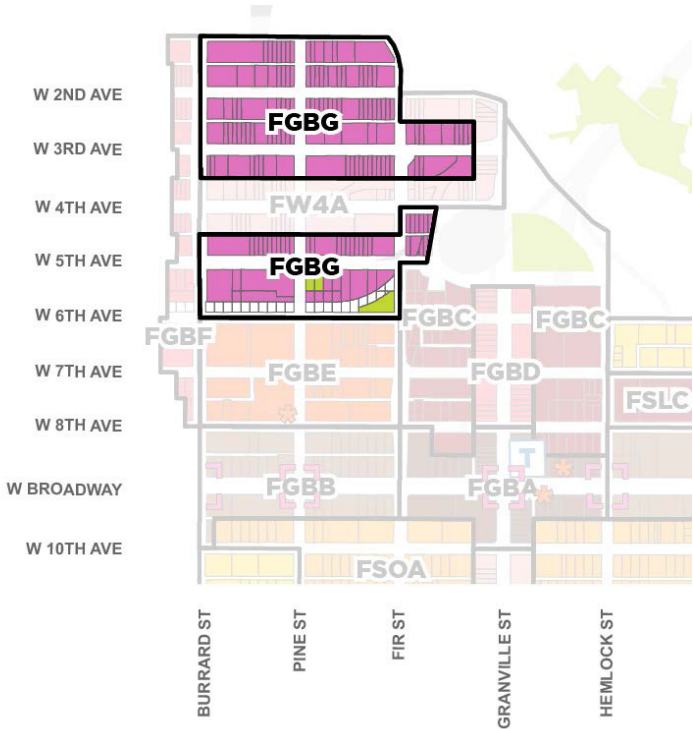
Enable increased height and density to support innovation and creative economy uses and incentivize the delivery of traditional light industrial functions (production, distribution and repair) in the Burrard Slopes Mixed Employment Area.

FGBG POLICY SUMMARY TABLE

Policy Area	Granville/Burrard Slopes – Area G FBGB
Uses	Industrial, office, retail/service, cultural and institutional
Max Height	10 storeys
Max Density	4.5 FSR

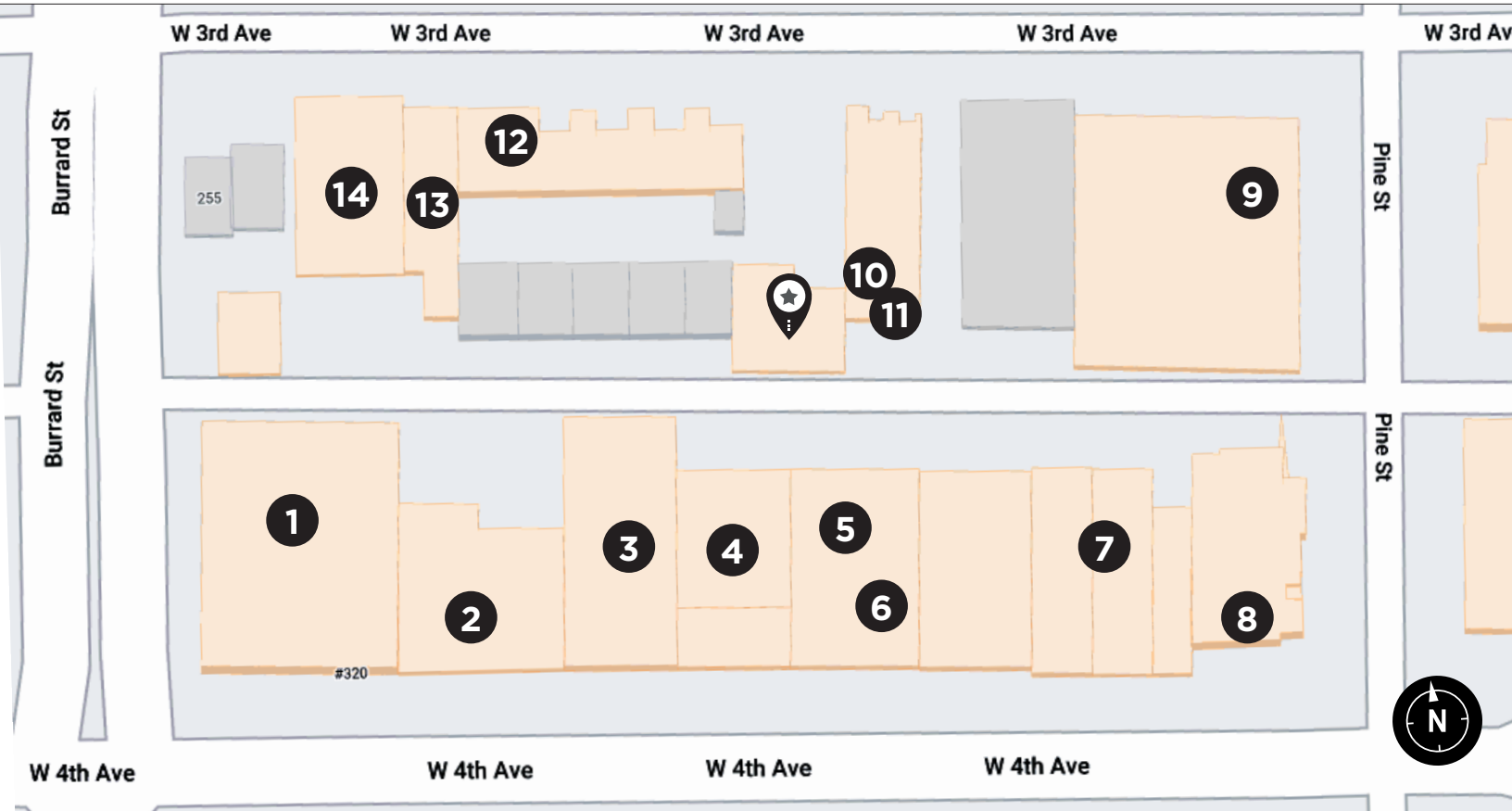
ADDITIONAL POLICIES

- 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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