

FOR SALE

2211 & 2213 Granville Street,
Vancouver



Transit oriented office/retail repositioning opportunity with potential for multi-residential development.

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CBRE

THE OFFERING

CBRE Limited is pleased to exclusively offer for sale two properties located at 2211 and 2213 Granville Street situated within Vancouver's Fairview (South Granville) neighbourhood. Located on the west side of Granville Street between West 6th Avenue and West 7th Avenue, the properties are well-positioned in Vancouver's West Side, centrally located in the South Granville Shopping District and in walking distance to the Broadway Corridor. Short commutes to Downtown Vancouver and proximity to lifestyle amenities on the West Side.

The Property has potential for multi-residential re-development for rental housing under considerations of the City of Vancouver's rental programs, with potential to achieve higher density as a transit-oriented site (currently under review with the City).

2213 Granville Street is currently occupied by Dog Swim Vancouver and 2211 Granville Street is currently occupied with Paul's Omelettery Restaurant.

SALIENT FACTS							
#	PROPERTY	PID	ZONING	FSR	SITE SIZE	DIMENSIONS	BUILDABLE
1	2211 Granville Street	011-144-971	C-3A	3	3,600 sq. ft.	30' x 120'	10,800 sq. ft.
2	2213 Granville Street	015-220-966	C-3A	3	3,600 sq. ft.	30' x 120'	10,800 sq. ft.
					7,200 sq. ft.		21,600 sq. ft.

All measurements are approximate.

FOR SALE | 2211 & 2213 GRANVILLE STREET

OFFERING HIGHLIGHTS



Artistic rendering of Broadway Subway's South Granville Station

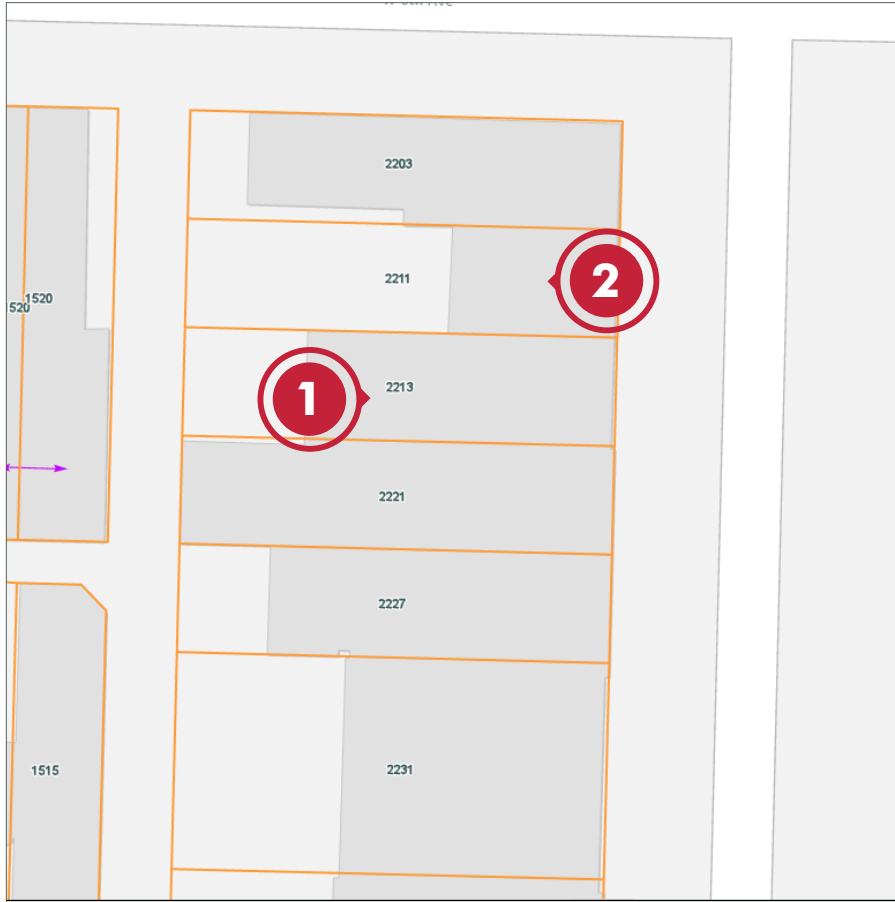
THE BROADWAY CORRIDOR PLAN

The properties located at 2211 and 2213 Granville Street have been identified as part of the Broadway Corridor Plan (BCP) Study Area within the Broadway Plan, which has a vision for increased densification, particularly rental and affordable housing, near transit connections to better connect residents to employment sites over the next 30 years.

Broadway is a busy, multi-functional street which provides a wide range of services and connectivity to other parts of the City. It is part of the region's Major Road Network, Frequent Transit Network, and is a premier destination with many retail shops.

The South Granville subway station will be located at the northeast corner of the intersection of West Broadway and Granville Street - 2.5 blocks from the subject properties.

PARCEL MAP



Property #1
2213 Granville Street, Vancouver, BC



Property #2
2211 Granville Street, Vancouver, BC

GRANVILLE STREET, VANCOUVER

GRANVILLE ISLAND PUBLIC MARKET

Located adjacent to Fairview, Granville Island is a cultural icon renowned for its public market offering fresh produce, seafood, specialty items, fine dining restaurants and local bakeries, a wide variety of art galleries, studios and theatres. Granville Island, while considered a major tourist attraction, is a local favourite amongst those that live in its vicinity.



SOUTH GRANVILLE SHOPPING DISTRICT

South Granville Shopping District is a unique stretch from West 16th Avenue to the Granville Street Bridge and is one of Vancouver's premiere urban shopping destinations, offering a vibrant mix of upscale retail stores, popular restaurants, coffee bars, family-owned businesses, and a collection of art galleries and high-end antique shops.



A TRANSIT-ORIENTED SITE WITH POTENTIAL TO ACHIEVE HIGHER DENSITY



Offering Process:

CBRE Limited International Markets Team has been retained on an exclusive basis by the Vendor to arrange for the sale of the Arbutus Lands. The Portfolio is being offered on an “as-is, where-is” basis, utilizing a non-priced bid process.

Bid Date:

To be announced by the advisor.

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