

FOR SALE

2280 Cornwall Avenue and
2775 Pine Street

Vancouver, BC



2280 Cornwall Avenue, Vancouver



2775 Pine Street, Vancouver

Prime Kitsilano Beachfront and Broadway Corridor Multi-family Apartments

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CBRE

THE OFFERING

On behalf of CBRE Limited, The International Markets team is pleased to offer for sale two distinct properties nestled in Vancouver's famous Kitsilano neighbourhood. Both buildings have significantly benefited from a very high duty of care and constant maintenance. The majority of suites have been renovated and upgraded with tenant turnover. The roof, building envelope, windows, carpet / tiling in common areas, fire systems, and parkade membrane have been upgraded or replaced regularly.

Ocean Place is located at 2280 Cornwall Avenue primely located on the waterfront of Vancouver's famous Kitsilano Beach. The property is one of the few multi-family buildings featuring unencumbered views of English Bay, Kitsilano Beach and the North Shore mountains. The property is improved by a three storey multi-family building with 24 suites featuring 2.5 levels of underground parking featuring 32 car stalls, 14 motorcycle stalls, bike storage, elevator access, with meticulously maintained premises. The property sits on a lot measuring 100'x120' offering a defensive position for future long term redevelopment.

Pine Place is located at 2775 Pine Street located on the northwest corner of Pine Street and West 12th Avenue in Vancouver's Fairview neighbourhood. The property is improved with three storey multi-family building with 20 suites featuring 1.5 levels secured underground parking featuring 20 underground car stalls, 3 motorcycle stalls, 2 surface car stalls, bike storage, elevator access and balconies. The property sits on a lot measuring 100'x125' offering future development potential under the highly anticipated Broadway Subway Plan.



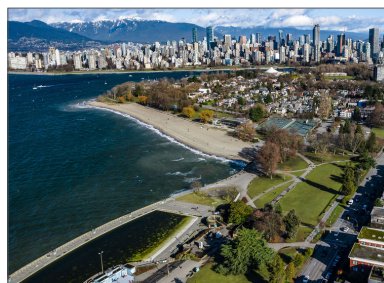
SALIENT FACTS									
#	PROPERTY	PID	ZONING	SITE SIZE	DIMENSIONS	RENTABLE SF	# SUITES	PARKING	GROSS TAXES
1	2280 Cornwall Avenue	003-410-307	RM-4	12,000 sq. ft.	100' x 120'	14,697 sq. ft.	24	32 car stalls 14 motorcycle stalls	\$42,895.70 (2020)
2	2775 Pine Street	007-270-747	RM-3	12,493 sq. ft.	100' x 125'	11,968 sq. ft.	20	22 car stalls 3 motorcycle stalls	\$30,033.00 (2020)





WEST 4TH AVENUE SHOPPING DISTRICT

Located just a few blocks north of Kits Beach, West 4th Avenue is a hub for Kitsilano shopping and dining. Featuring destination stores such as Whole Foods, Lululemon, and the North Face, West 4th Avenue is the premier destination for athletic clothes and supplies, baby and maternity fashion, mid-range fashion boutiques and home decor. West 4th Avenue is a hub for Vancouver's young well-to-do residents featuring many of the City's trendiest restaurants and cafes as well as hosting many of Vancouver's popular festivals.



KITSILANO BEACH

Kitsilano Beach is named one of the "top 10 best city beaches in the world" by international travel magazines, and perfect for outdoor fitness. Kitsilano is one of the city's organic-food hubs, and has extensive restaurants and retail along West 4th Avenue and West Broadway. Kitsilano runs along the south shore of English Bay between popular Granville Island and Point Grey.

THE BROADWAY CORRIDOR PLAN

2775 Pine 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. The future Burrard subway station will be located at the northwest corner of West Broadway and Burrard Street – a mere three blocks away from 2775 Pine Street.



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 furniture and fashion boutiques, popular restaurants, coffee bars, family-owned businesses, and a collection of art galleries and high-end antique shops.





Prime Unobstructed Waterfront and Broadway Corridor Locations

Offering Process:

CBRE Limited International Markets Team has been retained on an exclusive basis by the Vendor to arrange for the sale of 2280 Cornwall Avenue and 2775 Pine Street, Vancouver, BC. The Portfolio is being offered on an “as-is, where-is” basis, utilizing a non-priced bid process. For additional information, please contact the listing team.

Bid Date: To be announced by the advisor.

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