

# 960, 968, 974 Cardero Street

Vancouver, BC













# 3 Adjacent Residential Multi-Tenanted Homes with Development Potential

## Investment Highlights

-  3 individually titled single-family homes
-  The properties are not on Vancouver's Heritage Registry
-  Strong residential holding income
-  RM-5 zoning allows for multi-residential use
-  Rare opportunity to acquire 9,727 SF of land in the West End
-  High-rise residential precedent in the immediate neighbourhood

## Property Profile



### 960 Cardero Street

Vancouver, BC

### 968 Cardero Street

Vancouver, BC

### 974 Cardero Street

Vancouver, BC

Site Size (SF)	3,242
Site Dimensions	32.75' x 99'
Zoning	RM-5
Outright FSR	1.50
Outright Density (SF)	4,863
PID	014-510-413
Assessment Value (2021)	\$2,175,000
Gross Taxes	\$5,658
Built	1910
Finished Area (SF)	2,788

Site Size (SF)	3,242
Site Dimensions	32.75' x 99'
Zoning	RM-5
Outright FSR	1.50
Outright Density (SF)	4,863
PID	014-510-391
Assessment Value (2021)	\$2,200,000
Gross Taxes	\$5,845
Built	1910
Finished Area (SF)	2,228

Site Size (SF)	3,242
Site Dimensions	32.75' x 99'
Zoning	RM-5
Outright FSR	1.50
Outright Density (SF)	4,863
PID	014-510-383
Assessment Value (2021)	\$2,231,000
Gross Taxes	\$6,036
Built	1910
Finished Area (SF)	2,776

## Base Assembly

Site Size (SF)	9,726
Site Dimension	98.25' x 99'
Base FSR	1.50
Buildable (SF)	14,589
Rentable (SF)	7,792
Gross Taxes (2021)	\$17,539

**Price**   
 Contact Listing Agent



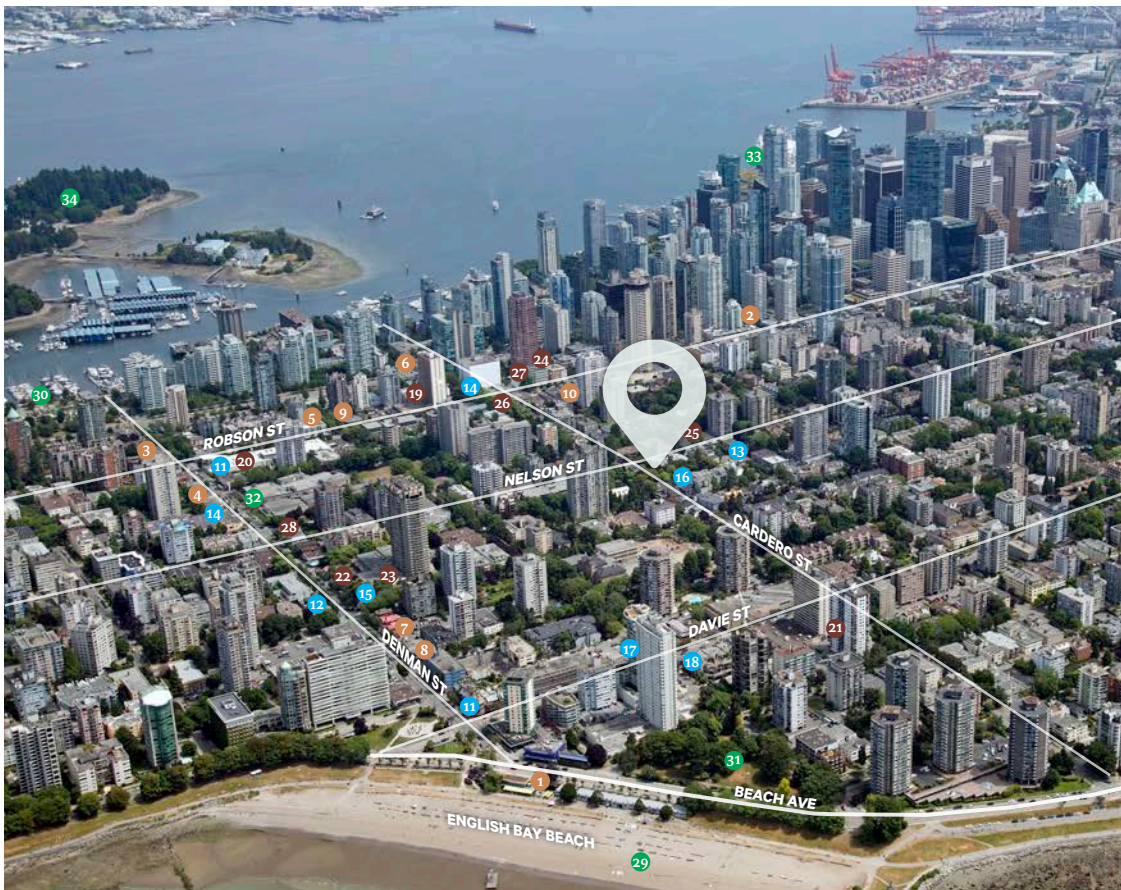
# Investment Opportunity

960, 968, 974 Cardero Street  
Vancouver, BC

## 3 Adjacent Residential Multi-Tenanted Homes with Development Potential

Vancouver's West End is an incredibly vibrant, diverse, walkable and densely populated community, surrounded by world-class parks and beaches, and is walking distance from Vancouver's Downtown & Central Business District. The neighbourhood has developed a rich character and historic charm, defined by quiet, tree-lined streets, a diverse mix of building heights and styles, and access to a variety of local services and amenities.

Situated between West Georgia Street, Burrard Street, Stanley Park and English Bay, The West End also includes a number of popular districts including: Denman Street, which provides some of the best local shopping, services and restaurants; Robson Street & Alberni Street, which together provide excellent options for high-end retail shopping & dining; and Davie Street a culturally diverse and vibrant hub with excellent nightlife & dining options.



## Amenities

### RESTAURANTS

- |                    |                            |
|--------------------|----------------------------|
| 1 Cactus Club Cafe | 6 White Spot               |
| 2 Forage           | 7 Amici Miei Italian       |
| 3 Tavola           | 8 Rio Brazilian Steakhouse |
| 4 Kingyo           | 9 Marutama Ramen           |
| 5 Dinsty Dumplings | 10 Sura Korean             |

### CAFES

- |                          |                         |
|--------------------------|-------------------------|
| 11 Starbucks             | 15 3 Quarters Full Cafe |
| 12 Delany's Coffee House | 16 Cardero Bottega      |
| 13 Greenhorn             | 17 Red Umbrella Cafe    |
| 14 Blenz Coffee          | 18 JJ Bean Coffee       |

### GROCERY & SERVICES

- |                       |                            |
|-----------------------|----------------------------|
| 19 Whole Foods        | 24 Freshco Food Mart       |
| 20 Safeway            | 25 Danial Market           |
| 21 London Drugs       | 26 Robson Public Market    |
| 22 Shoppers Drug Mart | 27 Life Gardens Drug Store |
| 23 No Frills          | 28 Denman Market           |

### ENTERTAINMENT & RECREATION

- |                          |                           |
|--------------------------|---------------------------|
| 29 English Bay Beach     | 32 West End Community Ctr |
| 30 Devonian Harbour Park | 33 Canada Place           |
| 31 Alexandra Park        | 34 Stanley Park           |

## Contact Agent

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