



838, 842, 850 Powell Street | Vancouver, BC

FOR SALE | Development Site with Holding Income **High Density M2-Zoned Site in East Vancouver's Port Industrial Area**

Opportunity to acquire three side-by-side properties totaling 25,602 SF and a frontage of approximately 250 feet along Powell St. There is potential to expand and acquire the last lot for a fully block assembly with a total site area of 40,845 SF and over 380 feet of frontage in East Vancouver's port industrial area. This is an extremely high exposure site with two arterial roads converging at the junction of East Cordova St and Powell St. A great holding property or development site with zoning that allows a maximum density of 5 times the lot size.



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Location

The subject property is situated on the southeast corner of Powell Street and Cordova Diversion and only two blocks north of East Hastings Street located in the portside industrial area of East Vancouver's Grandview-Woodland neighborhood. This location offers direct access to Downtown Vancouver (a 5 minute drive), the Port of Vancouver, major transportation routes and excellent exposure to the booming Powell Street corridor.

Zoning

M-2 – this is a general manufacturing zoning which allows for a wide range of uses including: Brewing/Distilling, Catering, Furniture Manufacturing, Wholesaling, General Office, Retail, Restaurant and much more.

For development purposes, this zoning will allow a maximum density of 5 times the lot size (FSR) and a maximum height of 30.5 meters or approximately 100 feet.

Density

Up to 128,010 SF and heights up to 30.5 meters or 100 feet

NOI

Please contact agent.

Price

Please contact agent for guidance.

About the Property



Buildings

850 Powell St:

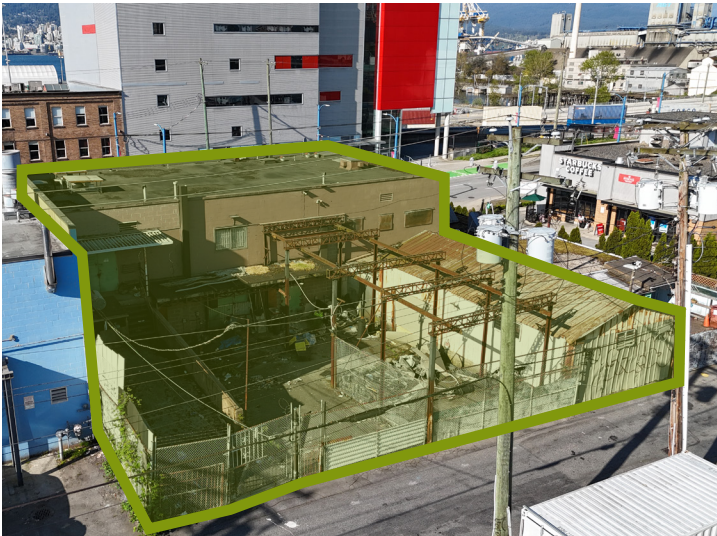
Is improved with a 3,274 sqft retail pad with one of only two Starbucks drive thru locations in Vancouver, a pizza parlor and a 1,200 SF retail space that is currently vacant.

842 Powell St:

Is improved with a single storey building which is approximately 2,000 sqft leased to The Philippine Diamonds Society with a demo clause.

838 Powell St:

Is improved with a 2 storey building totaling 8,546 SF which is currently vacant. The building would require a restoration for it to be occupiable.



Pertinent Details

Address	PID	Lot Size (SF)	Dimensions	Property Tax (2025)
850 Powell St	025-882-988	14,101	IRR	\$80,574.30
842 Powell St	013-411-195	2,875	25' x 115'	\$18,940.70
	013-410-717			
838 Powell St	013-410-709	8,626	75' x 115'	\$54,447.20
	013-410-695			
Total		25,602		\$153,962.20



Redevelopment Potential

Vancouver's Downtown Eastside (DTES) Local Area Plan was adopted by City Council on March 15, 2014 and outlines future land use for the area. Specific to the property at 838 Powell Street:

KEY PLACE-MAKING AND BUILT FORM STRATEGIES

- ▶ Retain the integrity of industrial lands as places of making
- ▶ Introduce vibrancy into prevailing industrial areas
- ▶ Strengthen and interpret industrial character through contemporary architecture
- ▶ Seek connective opportunities to link localized systems towards city goals

Nearby Amenities



RESTAURANTS/CAFES

1. Ask For Luigi Restaurant
2. Cuchillo
3. Railtown Café
4. Pallet Coffee Roasters HQ, Cafe+Roastery
5. The Mackenzie Room

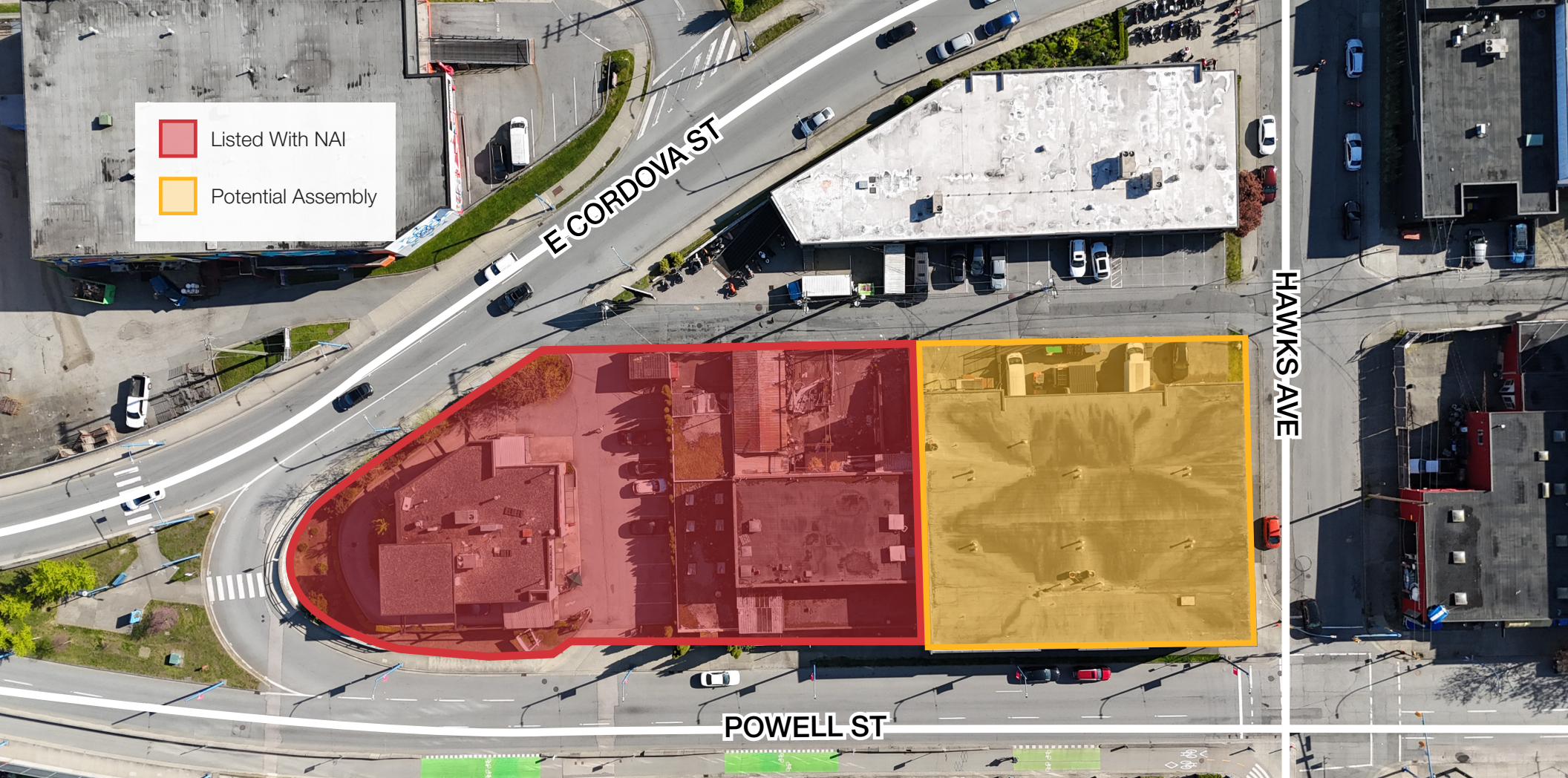


SERVICES, SHOPPING AND AMENITIES

1. Sunrise Soya Foods
2. Cocktails & Canapes
3. MakerLabs
4. Carmel Furniture Designs
5. Daytona Motorsports

Travel Times

PORT OF VANCOUVER	5 minutes
DOWNTOWN VANCOUVER	10 minutes
TRANS CANADA HIGHWAY	10 minutes
BURNABY	10 minutes
YVR	30 minutes
USA BORDER	50 minutes



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