

FOR SALE

8028 GRANVILLE STREET
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**MARPOLE FREEHOLD RETAIL ASSET WITH
DEVELOPMENT UPSIDE OR OWNER/USER POTENTIAL**

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FOR SALE | MARPOLE FREEHOLD RETAIL ASSET

8028 GRANVILLE STREET

VANCOUVER, BC

PROPERTY DETAILS

Legal Address	8028 Granville Street, Vancouver, BC
PID	013-979-558
Legal Description	Lot 3 Block 8 Plan VAP2203 District Lot 325 Land District 36 EXC THE W 17 FT, NOW RD OF LOTS 14 TO 17
Year Built	1953
Building Size*	+/- 2,123 SF
Site Size**	3,405 SF (34' x 100.14')
OCP Land-Use Designation	Up to 8-storey mid-rise: (3.0 FSR)
Property Taxes	\$33,432.80
Title	Free & clear
Stabilized Net Income	\$126,675.00
Asking Price	\$4,218,000.00

*Buyer to verify net buildable area

**Buyer to verify total land area

Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to acquire 8028 Granville Street, a well-maintained one-storey retail building located on Granville Street between West 64th Avenue and West 65th Avenue in Vancouver's evolving Marpole neighbourhood.

Property Highlights

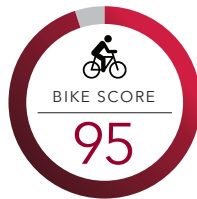
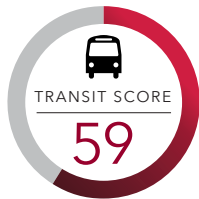
- Prospective Buyer has the opportunity to owner occupy the building or hand pick tenancies
- Opportunity to assemble and re-zone up to 3.0 FSR, 8-storeys under the Marpole Community Plan
- Opportunity to build up to ~10,215 buildable SF of mixed-use strata lots
- Well maintained retail building, including freshly painted exterior and annual roof inspection and maintenance



TENANT SUMMARY	TENANT	AREA (SF)
8028 Granville Street	Spicy Soup Cuisine	1,132 SF
8030 Granville Street	Vacant Owner User Opportunity	991 SF
Total		2,123 SF

Demographics	1 km	3 km	5 km	10 min
Total Population	18,449	70,663	212,337	277,445
% Pop. Change (2015-2020)	7.4%	6.4%	6.0%	5.6%
Median Age	42.1	42.8	41.1	40.9
Households	8,075	28,183	79,373	111,334
Average Household Income	\$100,142	\$117,964	\$126,378	\$121,657
Owned Dwellings	3,393	15,224	47,780	64,501
Rented Dwellings	4,681	12,959	31,577	46,821
Total Daytime Population	21,556	91,511	236,659	318,373

Source: Environics Analytics 2020 Estimate



8.42 km
TO DOWNTOWN



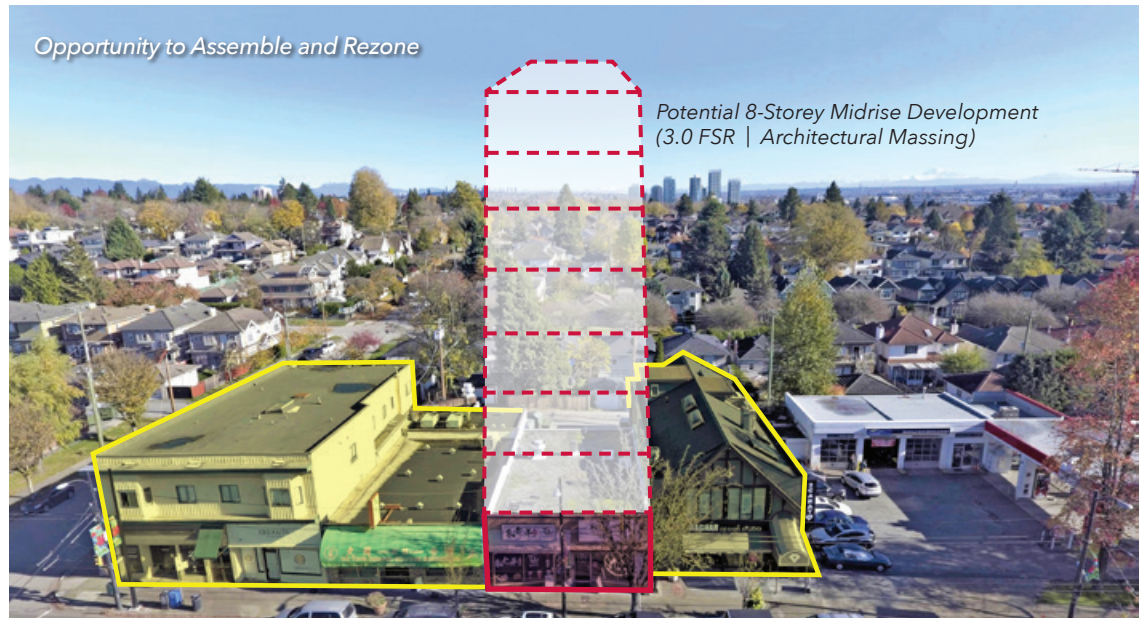
26
min



28
min



34
min



Location

Marpole is a neighbourhood with a mixture of single-family dwellings, low-rise condos and various degrees of rental accommodation. The Property falls within the Marpole Community Development plan which will be enhanced as a walkable residential area. Upgraded walking and cycling routes will improve mobility and access to parks, community facilities, services, and the Fraser River.

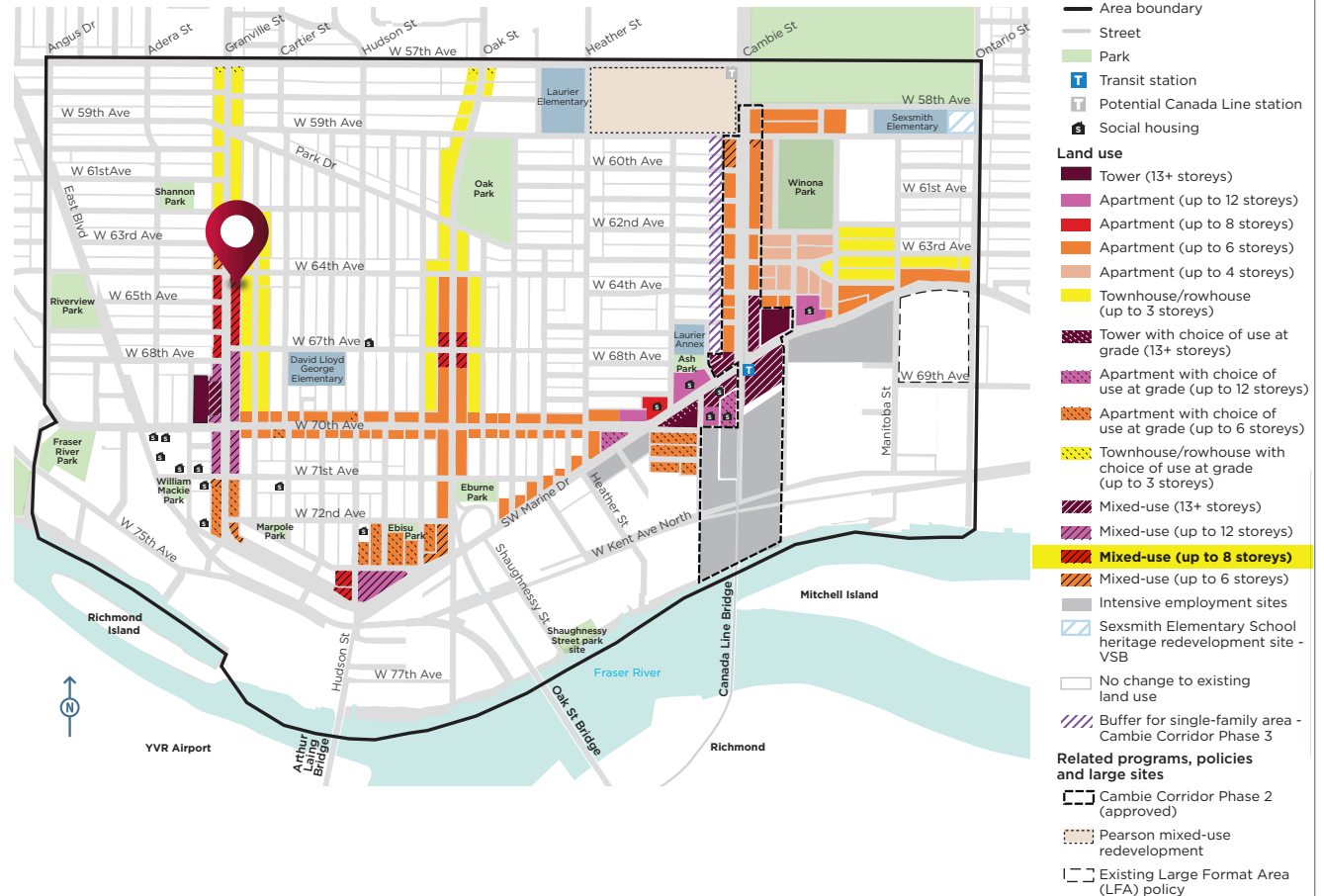


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Marpole Community Plan | Land Use Map



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