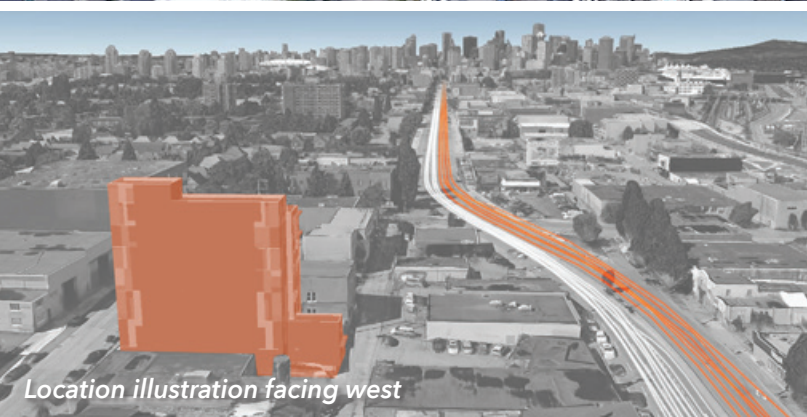


FOR SALE | INDUSTRIAL LAND
1249-1257 EAST PENDER STREET
VANCOUVER, BC



Location illustration facing west



Location illustration facing north

- ▶ **6,740.50 SF of Land (55.3' x 122')**
- ▶ **Development Site in the Desirable Clark Drive Area of East Vancouver**
- ▶ **Owner/User Opportunity**

Location

The subject property is located just east of Clark Drive on the north side of East Pender Street. This area of Vancouver provides quick and easy access to the Port of Vancouver, East Hastings corridor, Venables Street, and Commercial Drive, as well as the downtown core. Clark Drive, East Hastings Street, Powell Street, and East 1st Avenue all offer reliable and efficient access to the busiest distribution routes within the City of Vancouver.

Mitch Ellis

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FOR SALE | INDUSTRIAL LAND

1249-1257 EAST PENDER STREET

VANCOUVER, BC

Rendering



Opportunity

Lee & Associates is proud to present the opportunity to acquire 1249-1257 East Pender Street in Vancouver, located in the Grandview-Woodland area. The property is currently improved as a vacant lot.

Redevelopment

Recent redevelopment in the area has allowed for a 3.00 FSR with height potentially up to 60 feet. This zoning also allows for up to approximately 33% general office.

Zoning

I-2 (Light Industrial) – allows for light industrial uses including manufacturing, service, transportation, storage, showroom, communication, and wholesale with a portion of office use.

Legal Description

Lot H Block A, Plan EPP41346,
District lot 182, Group 1

PID

029-526-825

Lot Size

1257 East Pender Street:
55.3' x 122' = 6,740.50 SF

**All measurements are approximate and must
be verified by the buyer*

Property Taxes

\$40,423.00 (2024)

Sale Price

\$2,900,000.00



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