

DEVELOPMENT OPPORTUNITY  
8795 & 8803 Granville Street  
Rental Site in Marpole area of Vancouver



- 6,603 sq.ft. site on two legal lots
- Existing duplex and single family house provide holding income
- Plans for a 6-storey mixed use retail/residential rental building
- 20 mins to Downtown Vancouver, UBC
- 10 mins to YVR Airport, Richmond, MacArthur Glen shopping

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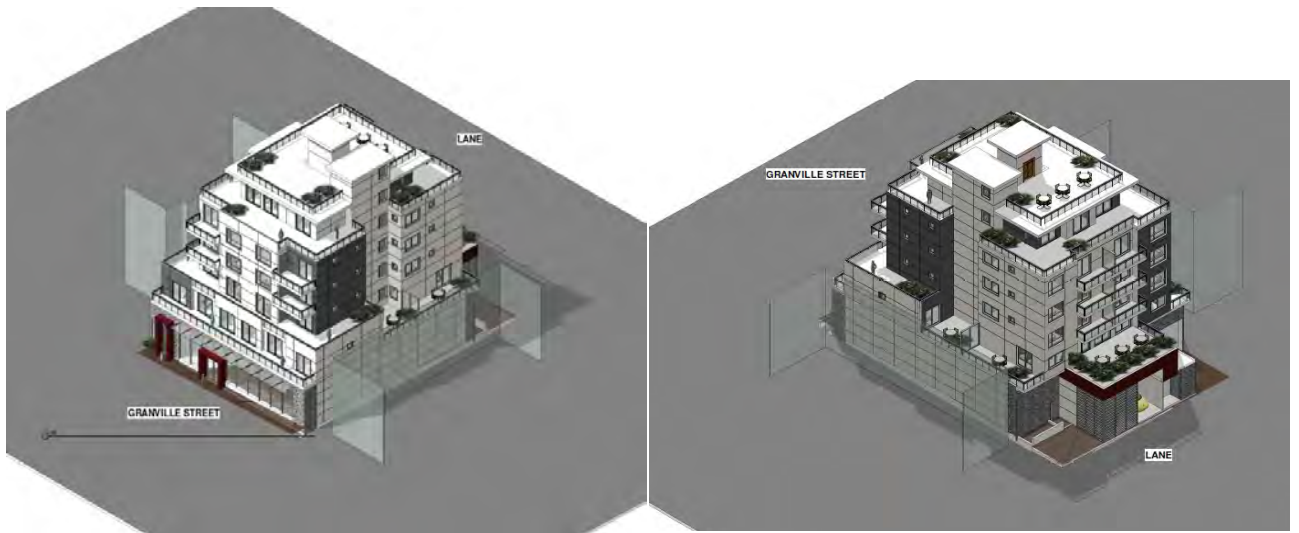
### OPPORTUNITY

To acquire a 6,603 sq.ft. development site on two legal lots, with plans for a 6-storey mixed use rental building. Includes a single-family house on 8795 Granville Street and duplex on 8803 Granville Street. Both properties have a combined gross annual income of approximately \$91,000. There are detailed plans for a 15,574 sf residential and retail mixed use development.

### LOCATION

The property is excellently located along Granville Street in the Marpole area of South Vancouver, at the effective south gateway to Vancouver coming over the Arthur Liang bridge from Richmond and YVR airport. The property has a high walk, transit and bike score, being at the start of the Arbutus greenway, directly on bus transit routes in every direction, and with the grocery stores, coffee shops and restaurants of Marpole a quick walk away.

The site is ideal for a new rental development and the potential exists to assemble further properties to accommodate a larger scale development in the future.





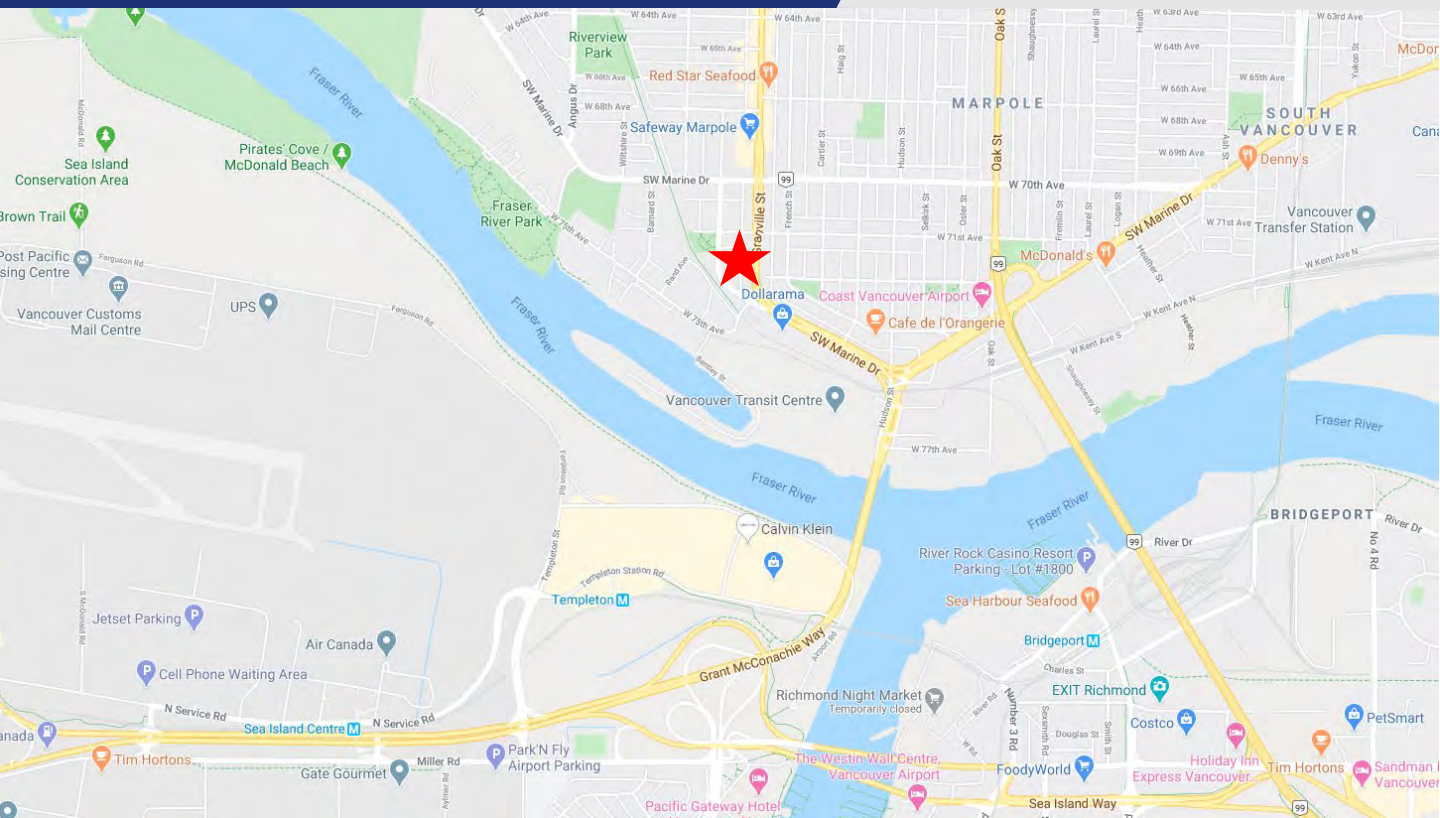


<b>CIVIC ADDRESS</b>	<b>8795 &amp; 8803 Granville Street, Vancouver</b>	
LEGAL ADDRESS	Lots 13 & 14, EXCEPT THE EAST 17 FEET, AND THE WEST 4 FEET, NOW HIGHWAYS BLOCK E DISTRICT LOT 318 PLAN 3022.	
PARCEL ID:	003-458-460 & 008-192-006	
ZONING	RM-3	
LOT SIZE	6,603 (66' x 95.5')	
OCP DESIGNATION	Marpole Plan – 6 storey	
PROPOSED BUILDABLE AREA	Commercial	1,654 sq.ft.
	Residential	13,847 sq.ft.
	<b>Total</b>	<b>15,574 sq.ft.</b>
PLANS/REPORTS AVAILABLE	Detailed Drawings, survey	
<b>PRICE</b>	<b>Contact Listing Brokers</b>	
Additional information available upon signed Confidentiality Agreement		

# DEVELOPMENT OPPORTUNITY

## 8795 & 8803 Granville Street

### Vancouver, BC



#### DRIVE TIMES TO:

Richmond	5 min
Marine Gateway	5 min
MacArthur Glen Outlets	7 min
YVR Airport	10 min
Downtown Vancouver	20 min
UBC	20 min

**Walk Score 80** **Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score 56** **Good Transit**  
Many nearby public transportation options.

**Bike Score 90** **Biker's Paradise**  
Daily errands can be accomplished on a bike.

For additional information, please contact:

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