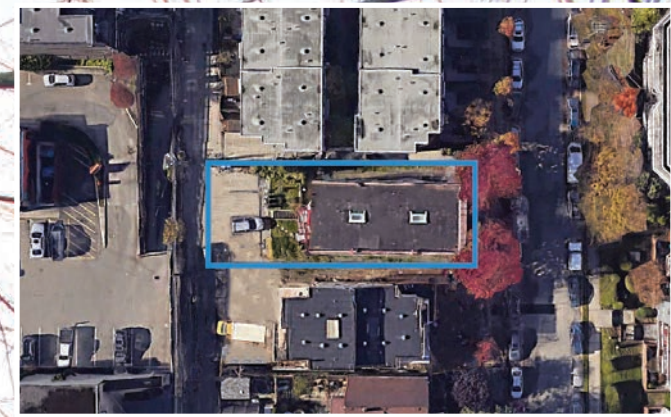


2026 FRANKLIN STREET MULTI-FAMILY INVESTMENT/REDEVELOPMENT OPPORTUNITY FOR SALE



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THE LOCATION

The subject property is strategically located near the corner of Semlin Drive and Franklin Street in the Cedar Cove area, in the heart of East Vancouver's trendy Grandview Woodland community. The subject property is situated just minutes from downtown Vancouver and located directly across from the flagship Ironworks development by Conwest, which set to complete mid 2019. This vibrant area is in the midst of significant growth with recent acquisitions by Cressey, Anthem Properties and Mosaic, set to drive significant residential development in the immediate area.



THE OPPORTUNITY

The subject property is improved with a 2 storey plus basement multi-family building comprising 8 one-bedroom units. Each of the units are separately metered for electricity, with surface parking stalls at the rear of the property. The existing zoning policy allows for building height of 6 storeys, with up to a 2.40 FSR in density, for a secured market rental housing project.



LOT SIZE:*	6,036 SF (APPROX.)
BUILDING SIZE:	Please contact us
LEGAL DESCRIPTION:	LT 3 BLK 39 PL VAP178 DL 184 NWD
PID:	011-689-510
ZONING:	RM-3A (Multiple Family Dwelling)
PROPERTY TAXES:	\$7,876.18 (2019)
NET INCOME:	Please contact us
ASKING PRICE:	\$3,500,000.00



CEDAR COVE RESIDENTIAL CORE LAND USE

Located north of Hastings Street and between Semlin Drive and Nanaimo Street, this area is primarily an apartment zone, with purpose built rental housing, supplemented with an array of detached housing and townhouses.

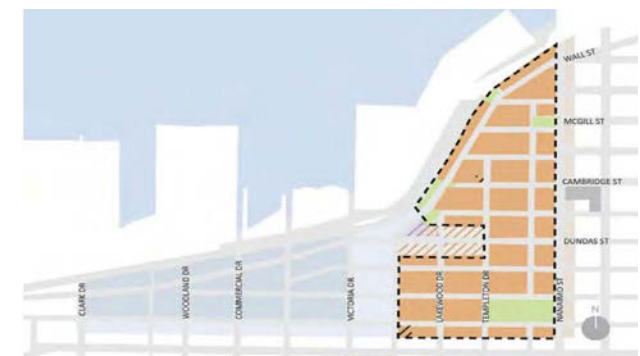
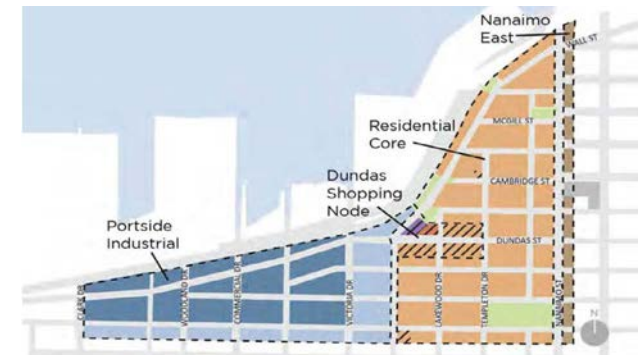
POLICIES:

Consider applications for 100% secured rental housing (residential) in existing RS-1 and RM zones (Rental Housing ODP) unless otherwise noted:










- Building Height: Up to 6 storeys
- Density: up to 2.4 FSR
- Site frontage: 15.1 m (49.5 ft) minimum to 60.9 m (200 ft) maximum
- Setbacks: Front 6.1 m (20 ft) / Side 2.1 m (7 ft) / Rear 6.1 m (20 ft)
- Require ground-level access for first floor units
- Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, feature lighting, bike racks

For character streetscapes and registered heritage resources, where site conditions allow, encourage retention through infill or additions to existing buildings as follows:

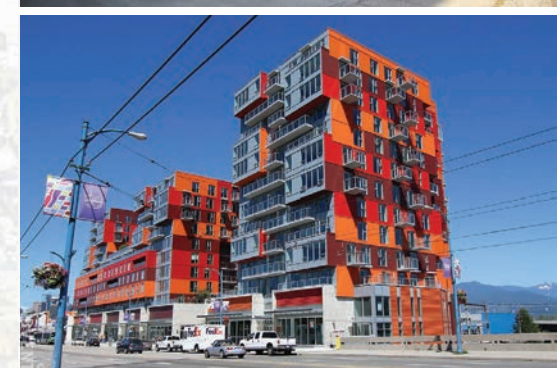
- For single sites of 10 m (33 ft) frontage or less, allow a maximum density of up to 1.0 FSR to support infill housing
- For multiple adjacent sites (three or more sites that are part of an identified character streetscape), allow a maximum density of up to 1.45 FSR to support multifamily infill or rowhouse forms
- For all sites, allow strata-tilting within the existing building, subject to Rental Housing ODP requirements for existing rental housing
- Note that maximum allowable density may not be achievable on all sites, owing to lot site, exiting development, and other urban design considerations



LEGEND

	Park		Apartment (10+-storeys)
	School / Institutional		Apartment (8-storeys)
	M - Industrial		Apartment (6-storeys)
	I - Light industrial		Apartment (4-storeys)
			At-grade commercial





CRAFT BREWERIES

1. Odd Society Spirits
2. Callister Brewing Co.
3. Boombox Brewing Company
4. Storm Brewing LTD.
5. Andina Brewing Company
6. Powell Brewery
7. Parallel 49 Brewing Company
8. Off The Rail Brewing
9. Coal Harbour Brewing Company
10. Resurrection Spirits

RESTAURANTS & CAFÉS

11. Pallet Coffee Roasters
12. The Pie Shoppe
13. Aleph Eatery
14. Axum Restaurant
15. Starbucks
16. Scandilicious
17. JJ Bean Coffee Roasters
18. Yama Café
19. Yolks
20. Trans Am

DEVELOPMENTS

21. Conwest Group | Ironworks Development
22. Millennium Development Corp. | Bohème
23. Anthem Properties | Acquisition
24. Mosaic Homes | 42 Secured Rental Units
25. Cressey Development Group | Acquisition
26. Wall Financial | Strathcona Village
27. ONNI Group | Acquisition

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