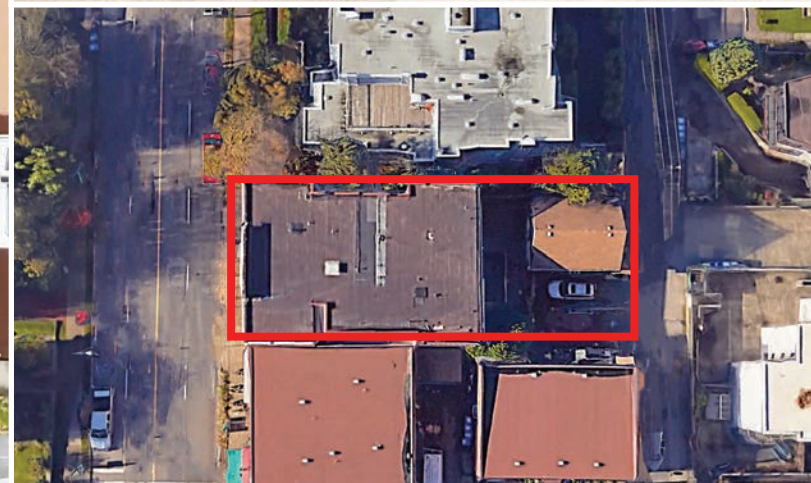


2163 & 2167 DUNDAS STREET

MULTI-FAMILY INVESTMENT/REDEVELOPMENT OPPORTUNITY

FOR SALE



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THE LOCATION

The subject property is strategically located near the corner of Templeton Drive and Dundas Street in the heart of East Vancouver's trendy Grandview Woodland neighbourhood. The subject property is situated just minutes from downtown Vancouver, East Hastings Street and Highway 1, providing quick and easy access throughout Vancouver and neighbouring municipalities. There are also excellent public transit services, including a Translink bus stop directly in front of the building providing direct access to downtown Vancouver. The recent influx and transformation of the area surrounding the subject property has attracted new retailers and notable hot spots such as JJ Bean Coffee Roasters, Parallel 49 Brewing Company, Tacofino Commissary and many others.

THE OPPORTUNITY

2163 & 2167 Dundas Street is an exceptional opportunity for Investors and Developers alike. The subject property is improved with a 3 storey building plus a detached character house with a total of 38 residential units combined. The main building features 34 residential units with a mix of micro-residential units (access to common washrooms), bachelor units, 1 bedroom units, and a 2 bedroom unit. The character home at the rear features a large 3 bedroom suite plus a 1 bedroom suite in the basement.

LOT SIZE:¹	6,039 SF (APPROX.)
BUILDING SIZE:¹	Please contact us
LEGAL DESCRIPTION:	LT 10 BLK 20 PL VAP178 DL 184 NWD
PID:	011-196-441
UNITS:²	38
ZONING:	RM-3A (Multiple Family Dwelling)
PROPERTY TAXES:	\$20,581.60 (2020)
ASKING PRICE:	\$6,998,000.00

¹All sizes are approximate and subject to verification.

²The approved occupancy with the City of Vancouver is four (4) dwelling units and thirty (30) sleeping units.



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.

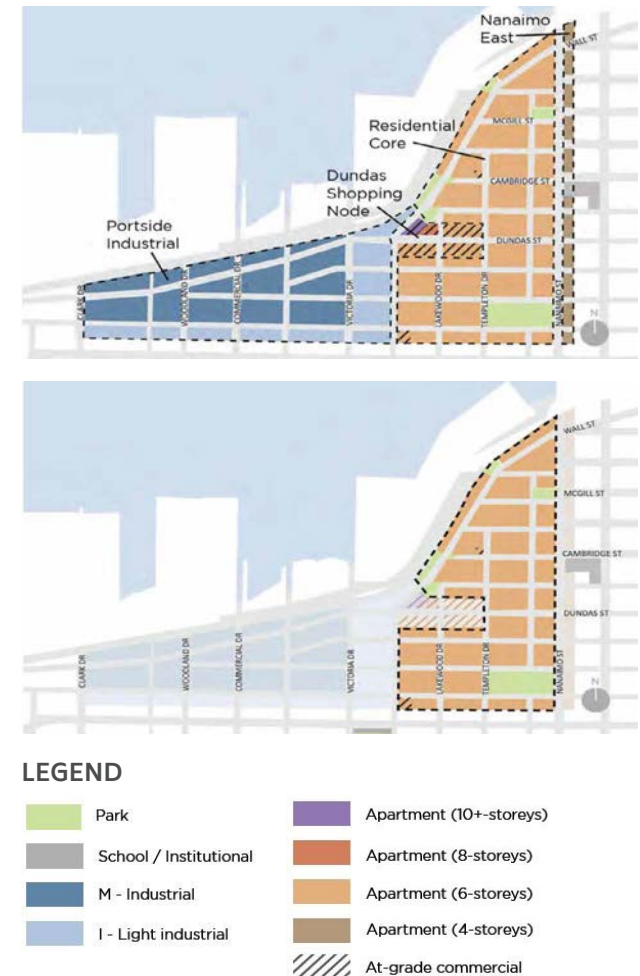
POLICIES:

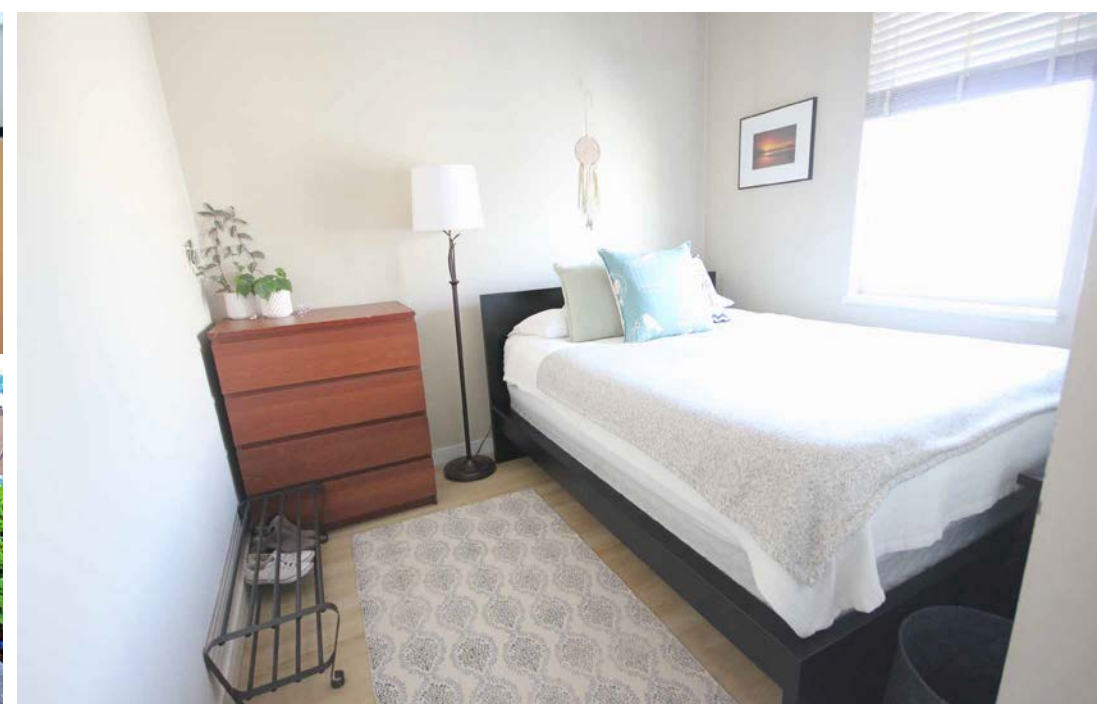
Consider applications for 100% secured rental housing (residential) in existing RS-1 and RM zones (Rental Housing ODP) unless otherwise noted:

- 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







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. Bistro Wagon Rouge
16. Scandilicious
17. JJ Bean Coffee Roasters
18. Yama Café
19. Yolks
20. Trans Am

AMENITIES

21. Sahota's No Frills
22. SPUD.ca
23. Chevron
24. 7-Eleven
25. Shell
26. Templeton Market
27. Peake of Catering
28. Artist Resource Centre



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