



1802 FRANKLIN STREET PORT TOWN DEVELOPMENT/INVESTMENT PROPERTY

SOLD!

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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

THE OPPORTUNITY

Corbel Commercial is pleased to announce the sale of 1802 Franklin Street, an M-2 Industrial zoned property situated in the industrial district of Port Town. This corner site features approximately 48 feet along Franklin Street and approximately 124 feet along Salsbury Drive. 1802 Franklin Street represents an opportunity for developers, investors and owner-users alike.

SALIENT FACTS

Civic Address	1802 Franklin Street
Lot Size¹	5,952 SF (Approx.)
Zoning	M-2 Industrial
Legal Description	LT 1, BLK E, PLVAP180, DL 196, NWLD
PID	015-651-461
Property Tax	\$13,225.50 (2022)
Proposed Density	5.0 FSR
Sale Price	\$3,600,000.00

¹All sizes are approximate and subject to verification.



APPROVED 5-STORY PLUS BASEMENT MINI STORAGE BUILDING



APPROVED ROOFTOP AMENITY SPACE, ONE CARETAKER'S UNIT, AND PARKING SPACES AT GRADE



SUBJECT PROPERTY

THE NEIGHBOURHOOD

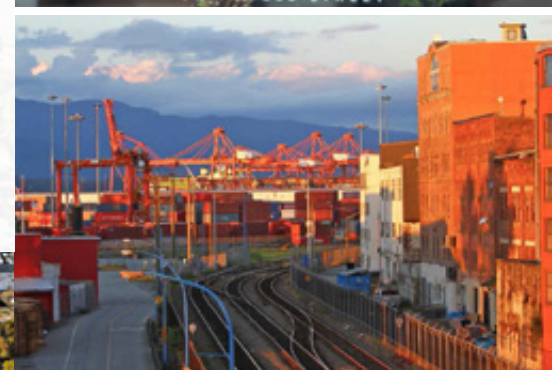
The subject property is strategically located in the dynamic and creative neighbourhood of Port Town. This historically industrial district is experiencing a massive urban revitalization and is attracting an influx of young families, working professionals, young creatives, and entrepreneurs. The subject property features a walk score of 86, easy access to several major arterial routes, and is in close proximity to several popular cafes, restaurants, and breweries. Port Town has become a sought-after neighbourhood to live, work and play.

Architectural renderings by Gair Williamson Architects

*Architectural renderings only, development feasibility to be verified with the City of Vancouver

**Architectural renderings have not been presented to the City of Vancouver, and all purchasers are to verify development potential

***Full plans available upon request



CRAFT BREWERIES

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

RESTAURANTS & CAFÉS

11. Pallet Coffee Roasters
12. The Pie Shoppe
13. Aleph Eatery
14. Axum Restaurant
15. Far Out Coffee Post
16. The Red Wagon
17. JJ Bean Coffee Roasters
18. Yama Café
19. Yolks
20. Pepino's Spaghetti House

SHOPS & AMENITIES

21. Mike's No Frills
22. The Gourmet Warehouse
23. Chevron
24. 7-Eleven
25. Shell
26. Templeton Market
27. Peake of Catering
28. Artist Resource Centre

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