

**FOR SALE**

# 1742, 1756, & 1762 RENFREW STREET

**EAST VANCOUVER DEVELOPMENT OPPORTUNITY WITH PLANS IN PLACE**



**RENFREW STREET**

**E 1ST AVENUE**



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# THE OPPORTUNITY

Corbel Commercial proudly presents a remarkable opportunity to acquire 1742, 1756, and 1762 Renfrew Street - three contiguous lots in East Vancouver's vibrant Grandview-Woodland neighborhood situated near the prominent intersection of Renfrew Street and East 1st Avenue. This location offers immense potential for development and investment.

With approximately 101.07 feet of frontage on Renfrew Street and a depth of around 120.70 feet, the subject site provides an ideal canvas for an innovative and visionary mixed-use project. Architectural renderings are available for an 8-story supportive seniors living and community center that aims to enrich the well-being and quality of life for seniors in the local neighborhood.

In addition, the existing improvements on the site offer an opportunity to generate revenue until the site is developed. This makes 1742, 1756, and 1762 Renfrew Street an exceptional opportunity for both developers and investors to be part of the dynamic growth and urban advancement of the Grandview-Woodland neighborhood. Explore the potential of this prime location and make your mark on this thriving community.



## SALIENT FACTS

Civic Address	1742 Renfrew Street	1756 Renfrew Street	1762 Renfrew Street
Lot Size <sup>1</sup>	Three Contiguous Lots 4,066.38 SF + 4,066.38 SF + 4066.38 SF = 12,199.15 SF (Approx.)		
PID	011-514-116	011-514-078	011-514-060
Property Tax	\$14,056.20 (2023)	\$14,122.30 (2023)	\$13,441.90 (2023)
Zoning	C-2C1 (Commercial)		
Asking Price	<b>\$13,000,000.00</b>		

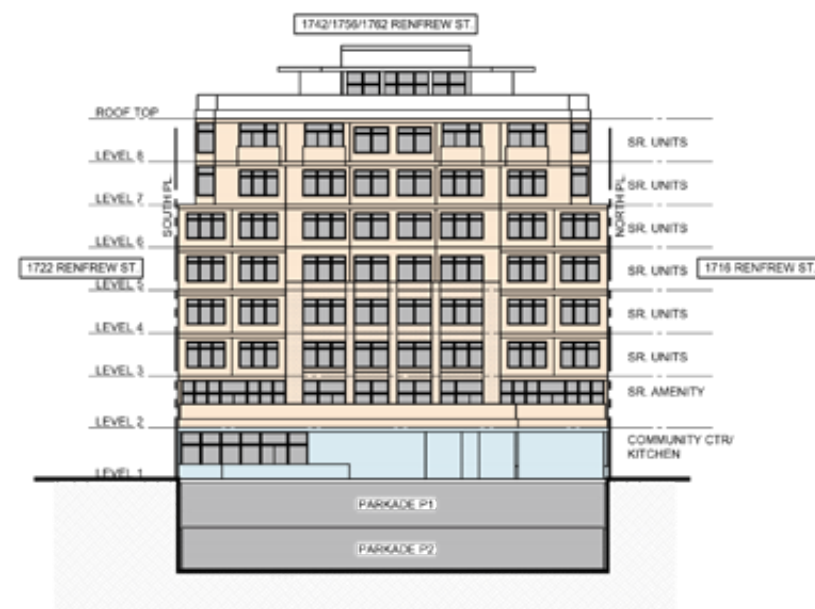
\*All sizes are approximate and subject to verification

# REDEVELOPMENT OPPORTUNITY

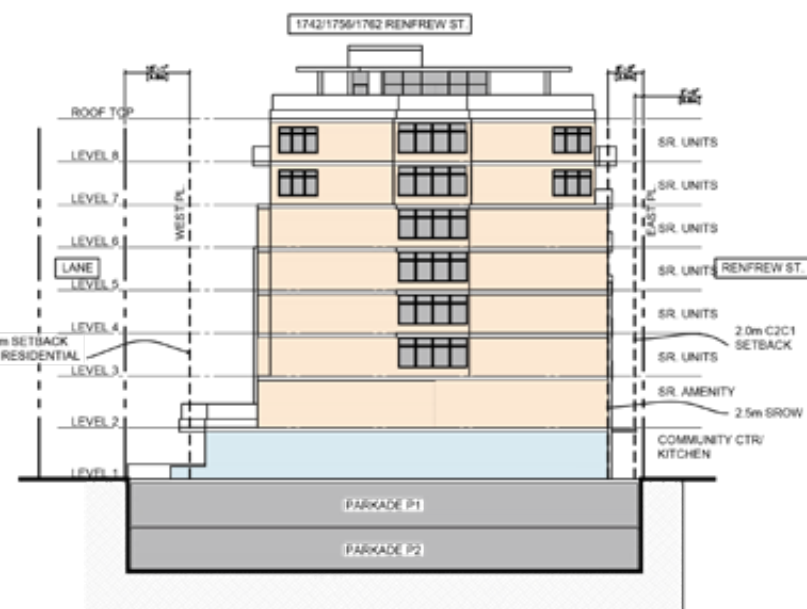
## PROPOSED PROJECT

Architectural renderings for an 8-storey mixed-use seniors supportive living community center project available for review.

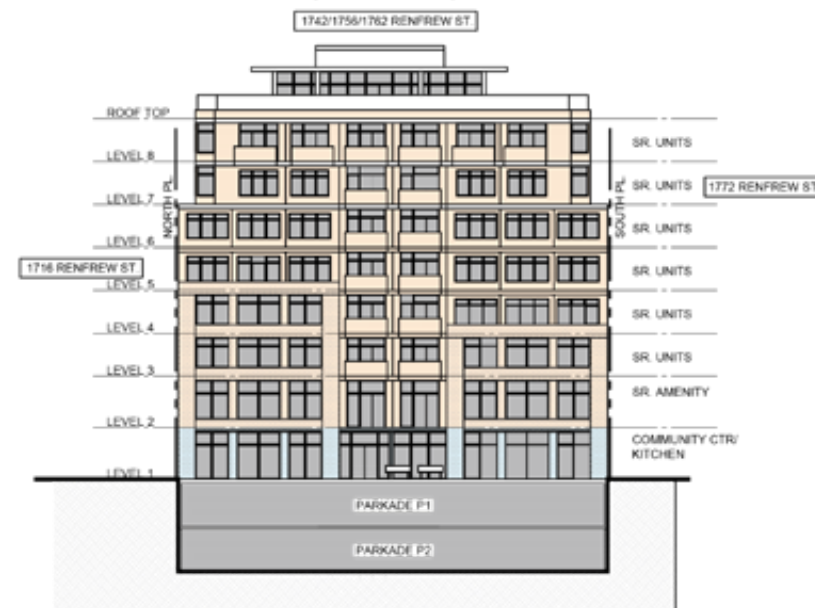
- +/- 5.04 FSR
- 8 levels
- 90 rooms
- Building Size: 61,506 SF (Approx.)
- 60 parking stalls spread over 2 levels



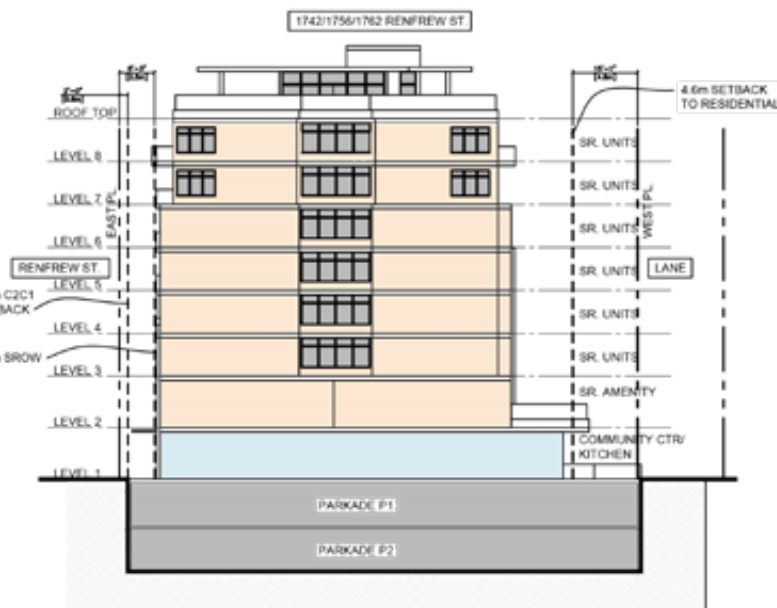
EAST ELEVATION



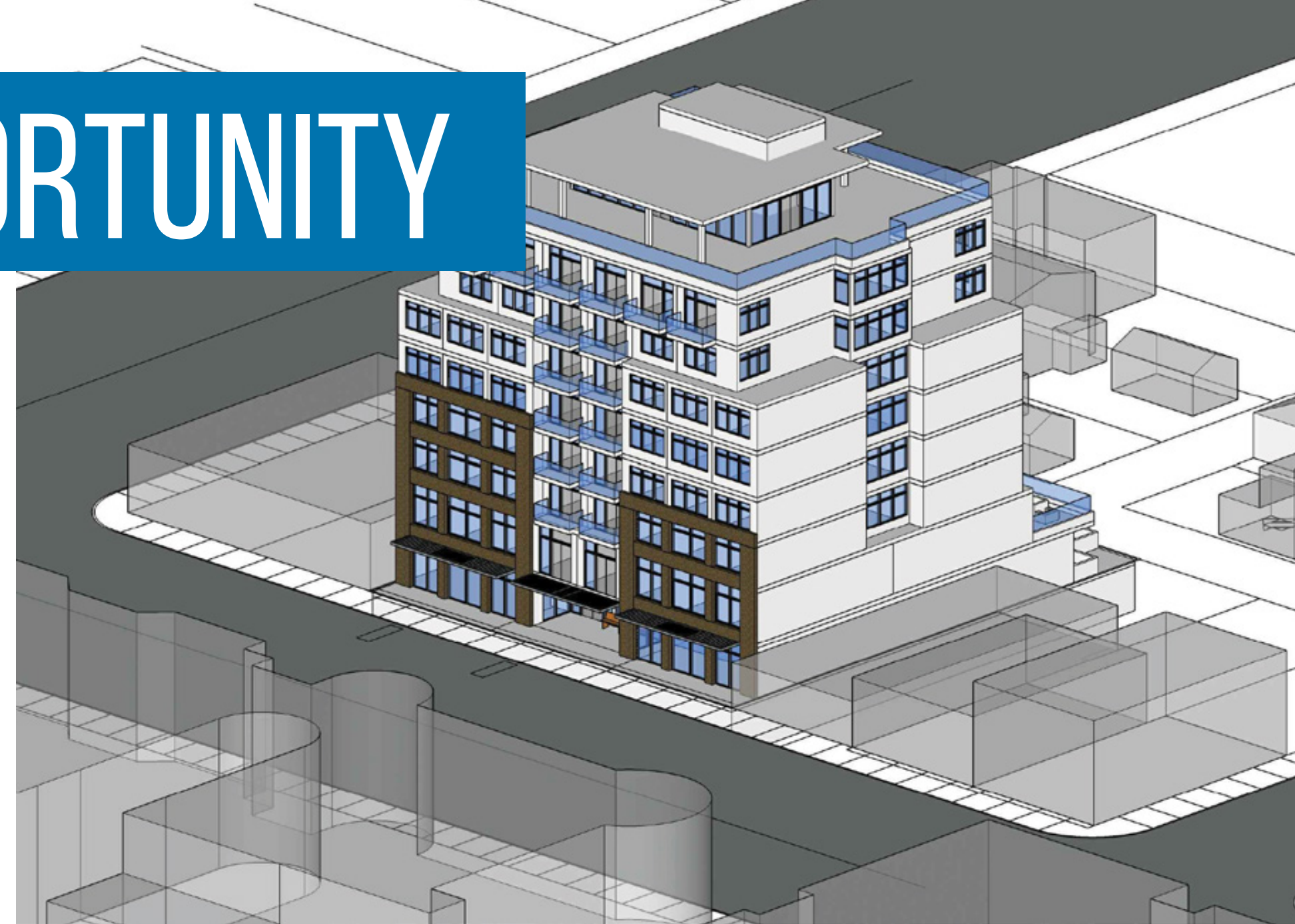
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



# DEVELOPMENTS & PROPOSED PROJECTS

IN THE IMMEDIATE AREA



## 2336 CHARLES STREET

- 67 market rental homes
- Lot Size: 17,049.50 SF (Approx.)
- Building Size: 50,400 SF (Approx.)
- 3.20 FSR



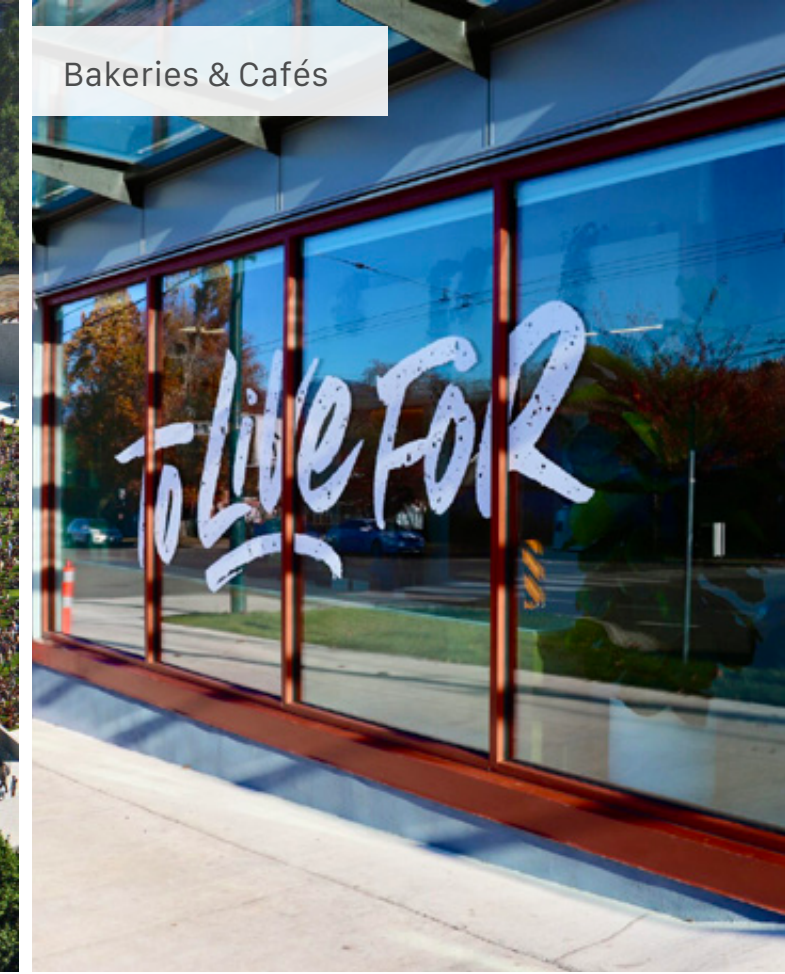
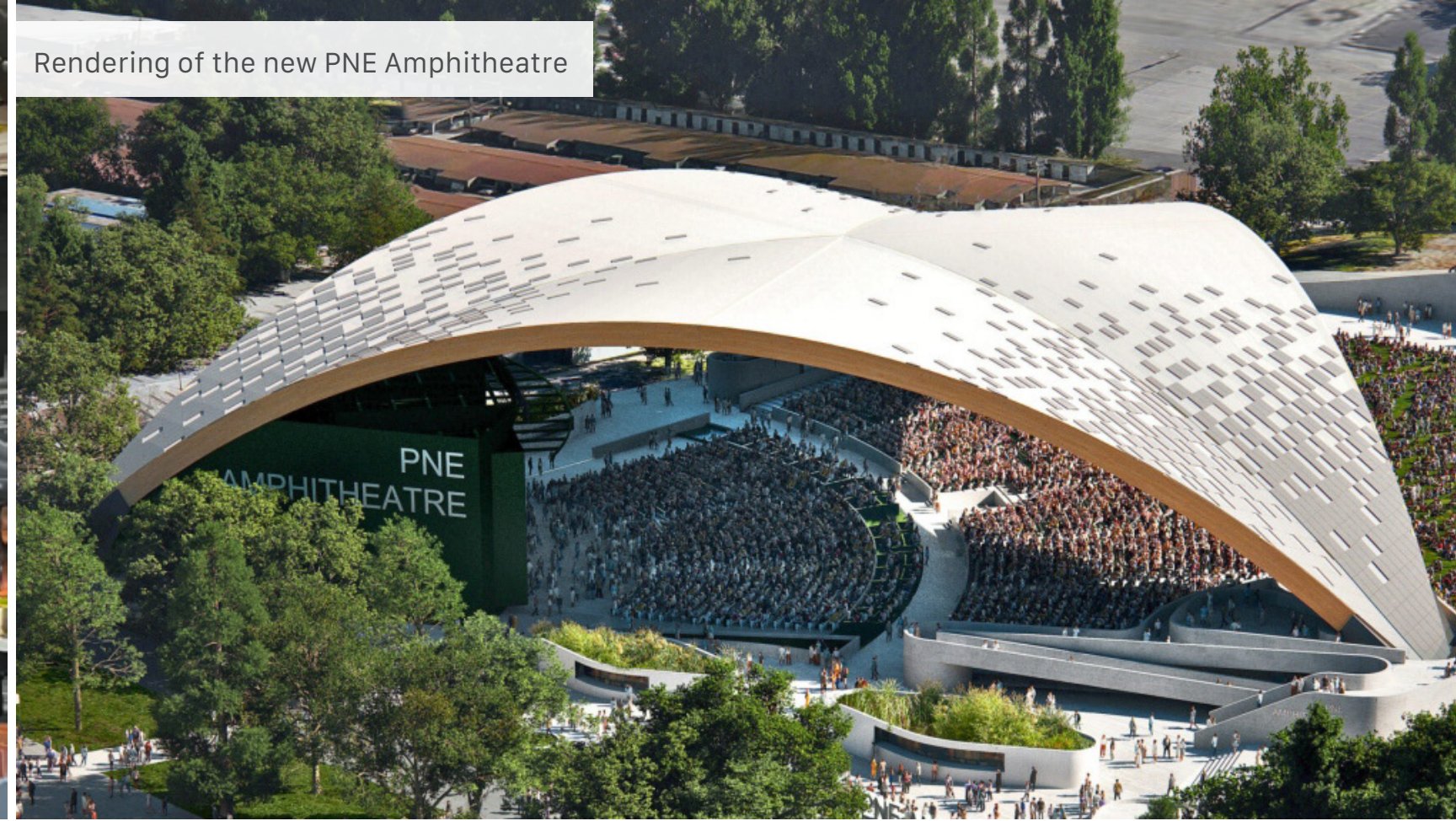
## 708 - 796 RENFREW STREET

- 73 market rental homes
- Lot Size: 25,816 SF (Approx.)
- Building Size: 53,436 SF (Approx.)
- 2.07 FSR



## 3282 - 3296 E 1ST AVENUE

- 63 market rental homes.
- Lot Size: 16,073 SF (Approx.)
- Building Size: 55,120 SF (Approx.)
- 3.43 FSR



# SURROUNDING AMENITIES



El Hair Salon

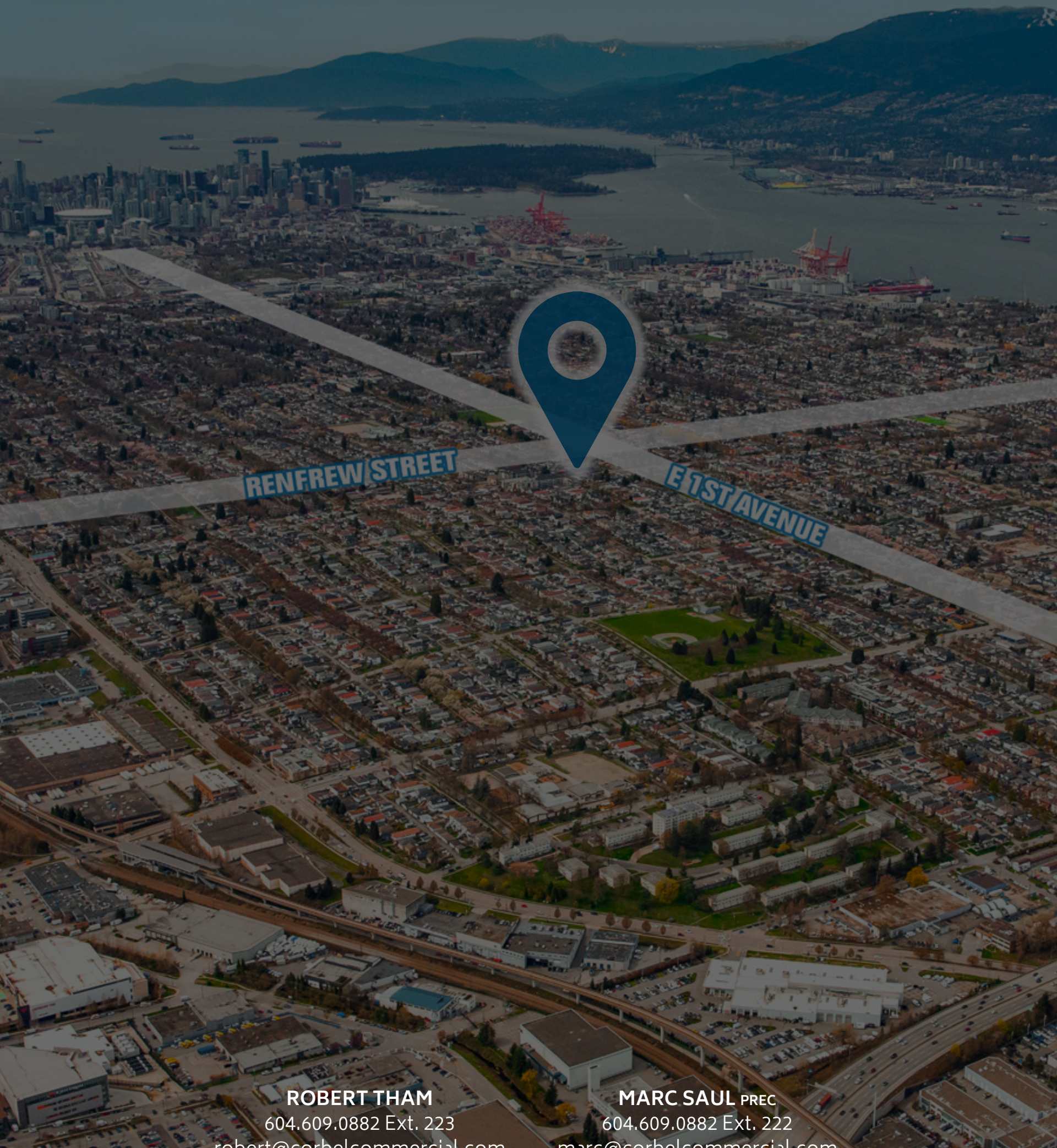


Glo Salon & Lash Supply

# LOCATION

East Vancouver is a thriving district where two historic neighbourhoods, Grandview- Woodland and Renfrew Heights meet. The area has a long and rich history of cultural diversity, and has seen rapid population growth and development in recent years.





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