

FOR SALE

Multifamily Building with Redevelopment Potential Under the Broadway Plan



150 East 14th Avenue

Vancouver, BC



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SALIENT INFORMATION

Civic Address:	150 East 14th Avenue, Vancouver, BC
Legal Description:	PID: 007-013-817 Lot C, Block 51, Plan VAP19189, District Lot 302, New Westminster Land District
Location:	Located on the south side of East 14th Avenue and across the lane from 3011 Main Street, which is located on the south west corner of Main Street and East 14th Avenue
Frontage (approx.):	139 FT on East 14th Avenue
Lot Size (approx.):	16,894 SF
Current Zoning:	RM-4
Units Mix:	3 Bachelor <u>31 One-Bedroom</u> 34 Total
Official Community Plan:	Broadway Plan
Land-use:	Mount Pleasant South Apartment – Area B
Max Density:	Up to 6.5 FSR (20 storeys)
Environmental Report:	Stage 1 (2021)
Property Taxes:	\$30,955.20
Annual Net Income:	Please contact listing agents

LOCATION

150 East 14th Avenue is located mid-block on the south side of East 14th Avenue between Main Street and Quebec Street. The property is situated in the diverse Mount Pleasant Neighborhood, which has become one of Vancouver's most popular and sought-after areas, and includes a strong local business community, a growing biotech presence from companies like AbCellera and Zymeworks and a rapidly growing residential population.

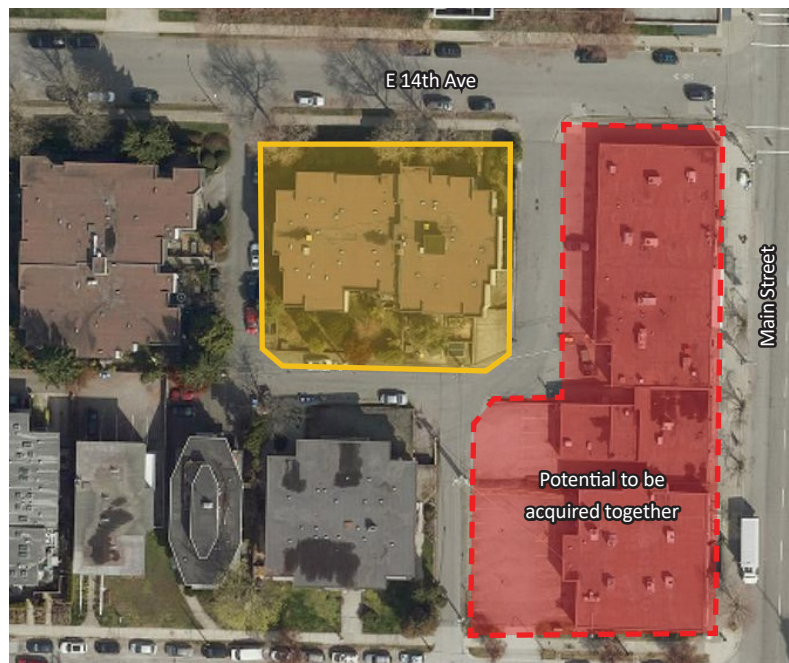
PRICING

Please contact Listing Agents.

HIGHLIGHTS

- **Redevelopment Potential** - Opportunity to significantly increase the density on the property with the potential to build up to 20-storeys and 6.50 FSR under the Broadway Plan if assembled
- **Secure cash flow** – 34 residential tenants with an attractive unit mix in a neighbourhood with close to 0% vacancy, which provides an excellent opportunity to increase rents upon tenant turnover
- **Holding Income** – helps alleviate time pressure and improves financing terms
- **Strategic site in one of Vancouver's busiest neighborhoods** – substantial frontage along East 14th Avenue (228 feet)
- **Centrally located and transit-oriented** – less than 600m from the future Mount Pleasant Skytrain station along the Broadway Subway Project and excellent east and westbound accessibility along Main Street, East Broadway, East 12th Avenue and East 16th Avenue
- **Acquisition flexibility** – 3011-3085 Main Street and 150 East 14th Avenue can be acquired together or separately, offering a suitable acquisition opportunity to many prospective investors and developers

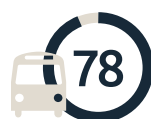
SITE PLAN



WALK SCORE



WALK SCORE
Walker's Paradise
Daily errands do not require a car



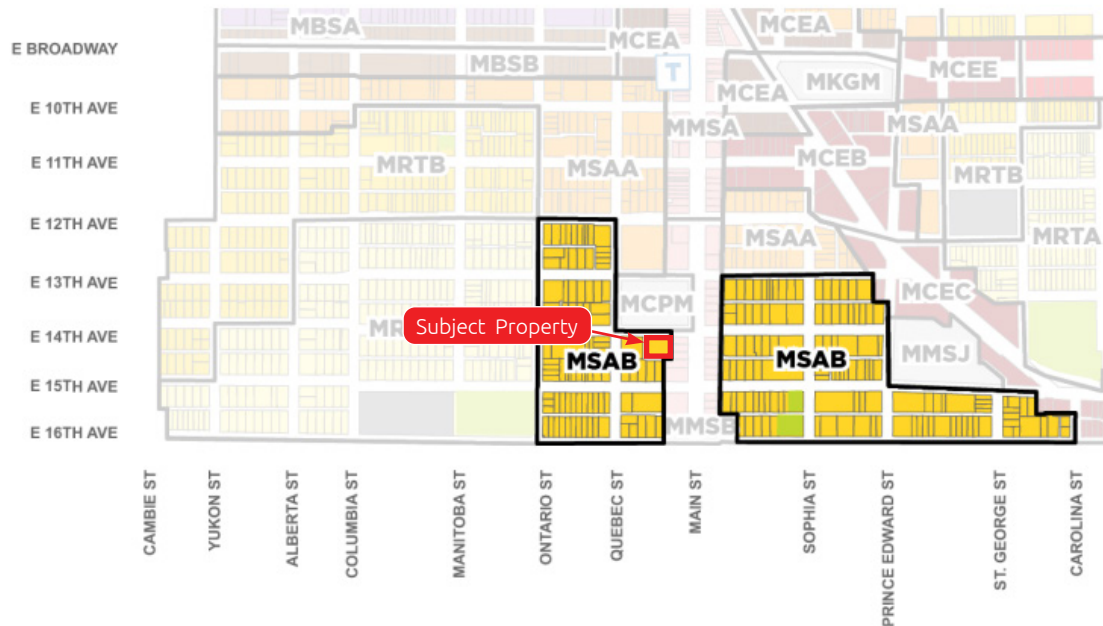
TRANSIT SCORE
Excellent Transit
Transit is convenient for most trips



BIKE SCORE
Biker's Paradise
Daily errands can be accomplished on a bike

BROADWAY PLAN

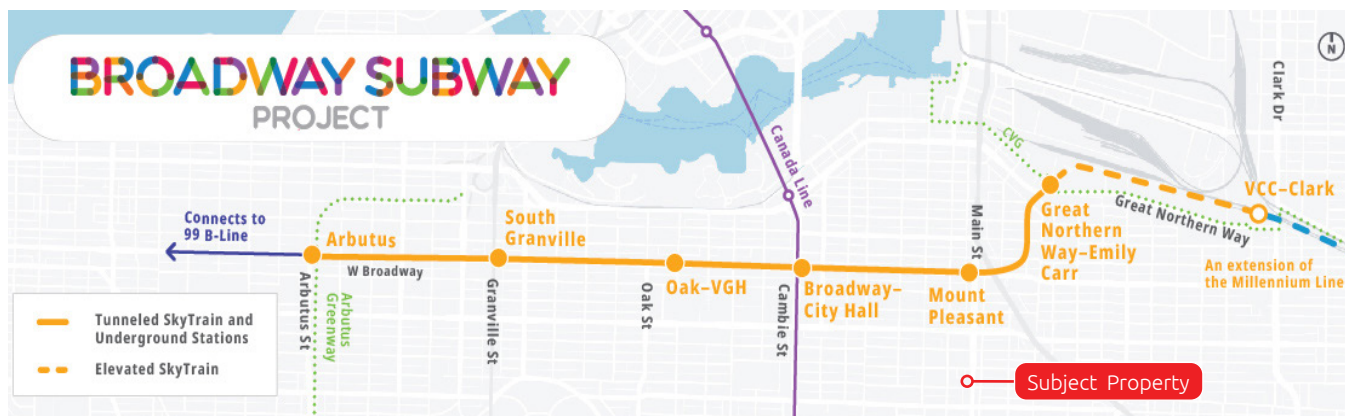
10.23 Mount Pleasant South Apartment Areas – Area B



10.23.1 MSAB Policy Summary Table

Policy Area	Mount Pleasant South Apartment Areas - Area B		MSAB	
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing on sites with existing purpose-built rental or social housing		Strata ownership housing on sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 		<ul style="list-style-type: none"> See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). 	

Broadway Subway Plan



source: <https://guidelines.vancouver.ca/policy-plan-broadway>



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