

# FOR SALE

## 1750 East 10th Avenue

Vancouver, BC

Medical office building on The Drive with redevelopment potential



REAL ESTATE GROUP

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## 1750 E 10th Avenue Vancouver, BC

### OPPORTUNITY

- Transit-oriented medical office building with a diverse tenant mix and stable holding income
- Current month-to-month leases and vacancy provide an excellent opportunity to increase rents in anticipation of redevelopment
- Meticulously maintained and professionally managed 5-storey concrete medical office building with redevelopment potential under the Grandview-Woodland community plan for a 10 storey mixed-use apartment building
- An abundance of surface parking which provides substantial income and attracts high quality tenants with larger parking requirements

### SALIENT INFORMATION

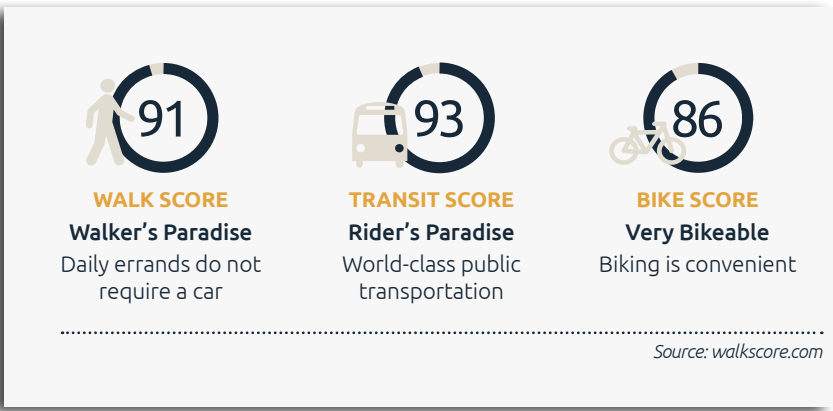
Civic Address:	1750 East 10th Avenue, Vancouver, BC
Legal Description:	PID: 008-487-537 Lot H, Block 162, Plan 13790, District Lot 264A, New Westminster Land District
Location:	Situated along East 10th Avenue between Commercial Drive and Victoria Drive. Just south of East Broadway and less than 200m from Commercial-Broadway Skytrain station.
Frontage (approx.):	299.93 FT along East 10th Avenue
Lot Size (approx.):	36,621 SF
Gross Building Area (approx.):	23,840 SF
Zoning:	CD-1
Official Community Plan:	Grandview Woodland
Land-use:	Apartment with Commercial at grade (10 Storey)
Permitted Density:	4.80 FSR
Tenant:	Multiple
Property Taxes (2022):	\$126,788
Environmental:	Stage 1
Annual Net Income:	Please contact listing agents
Listing Price:	Please contact listing agents



# LOCATION

- Less than 200m from the City of Vancouver’s largest transit hub at Commercial-Broadway, which connects Downtown Vancouver, UBC, Surrey and the Tri-cities via Skytrain and Bus.
- Centrally located within Grandview-Woodland, which is one Vancouver’s most charming and transit-oriented neighbourhoods. Grandview-Woodland’s ethnic diversity and the cultural hub of Commercial Drive pairs together old-world charm and modern hipness as one of the city’s organic-food hubs.

# WALK SCORE



# GRANDVIEW-WOODLAND COMMUNITY PLAN



Figure 6.47: CBSP Station Mixed-use and Employment Land Use

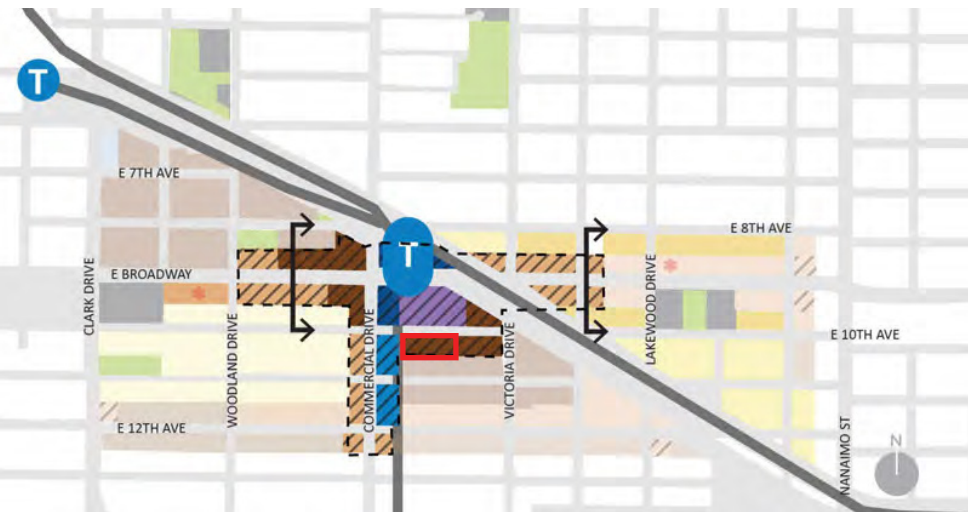
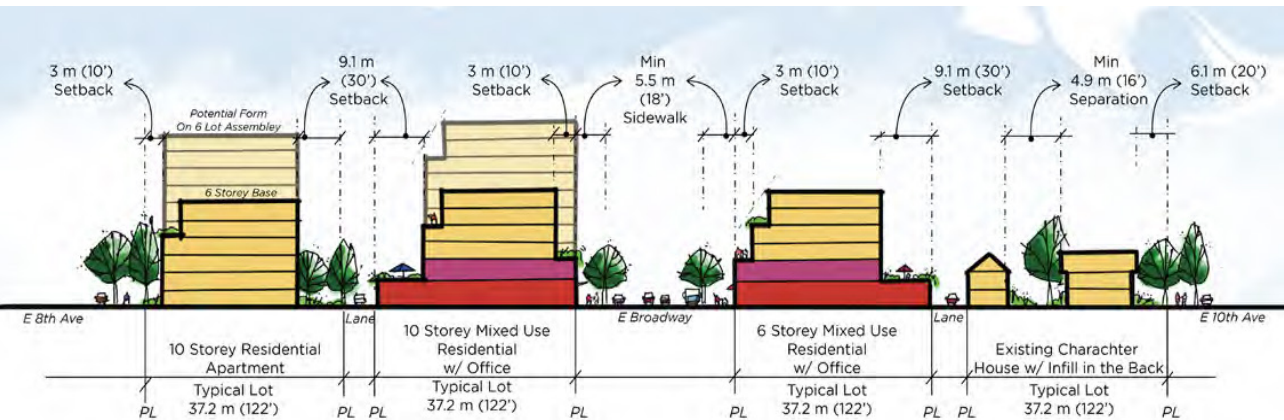
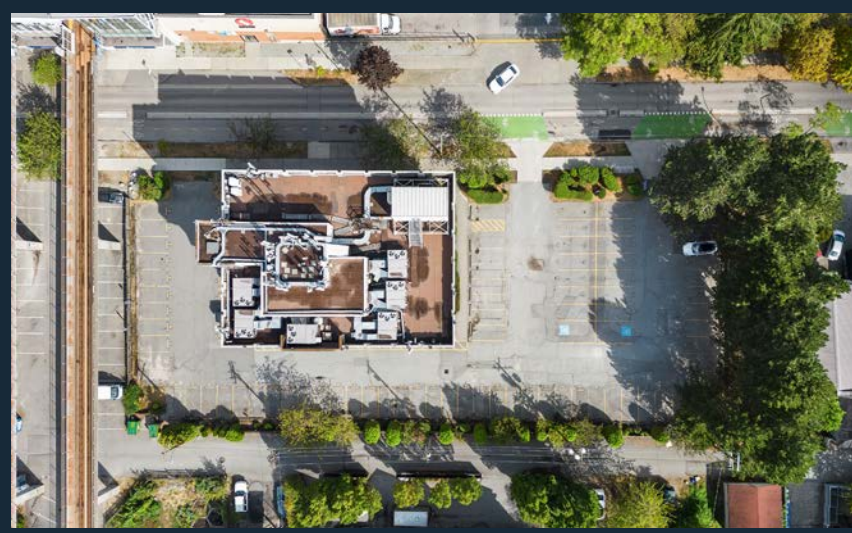


Figure 6.48: CBSP Woodland Drive to Commercial Drive Typical Section







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