



FOR SALE

**1155 Granville
Street
Vancouver, BC**

Holding income
with redevelopment
potential in Downtown
Vancouver



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OPPORTUNITY

Situated in the heart of the revitalizing Granville Entertainment District, this property boasts 25 feet of high-exposure frontage along Granville Street. It presents a premier redevelopment opportunity, enhanced by the added benefit of income from current tenants, making this offering attractive to both investors and developers. The building features a retail space on the ground floor and two floors above dedicated to residential units, ensuring a diverse tenant mix for steady income. This combination of features positions the property as a highly desirable investment.

HIGHLIGHTS

- Assembly potential for up to 15,000 SF and approximately 125 FT along Granville Street
- Renovated residential units offering an excellent opportunity for increased holding income in anticipation of redevelopment
- Ground-floor restaurant/retail unit
- 25 FT frontage along Granville Street

LOCATION

- Transit-oriented with multiple SkyTrain stations within a 10-minute walk
- Multiple bus routes are available in the immediate vicinity
- An abundant amount of retailers along Granville street and a 10-minute commute to Pacific Centre & Robson Street
- Easy access in and out of Downtown Vancouver via Howe, Seymour, and Granville Street

SALIENT FACTS

Civic Address	1155 Granville Street, Vancouver, BC
Legal Description	Lot 28, Block 92, District Lot 541, Plan VAP210 PID: 015-483-452
Zoning	DD (K-3)
Location	Situated mid-block along Granville Street between Helmcken Street and Davie Street.
Frontage (approx.)	25 FT along Granville Street
Lot Size (approx.)	3,000 SF
Building Size	6,308 SF
Unit Mix	Commercial: One 1,680 SF Retail Residential: Four 3-bedroom units
Net Operating Income (2024)	Contact Listing Agents
Listing Price	Contact Listing Agents

WALK SCORE



WALK SCORE

Walker's Paradise
Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise
World-class public transportation



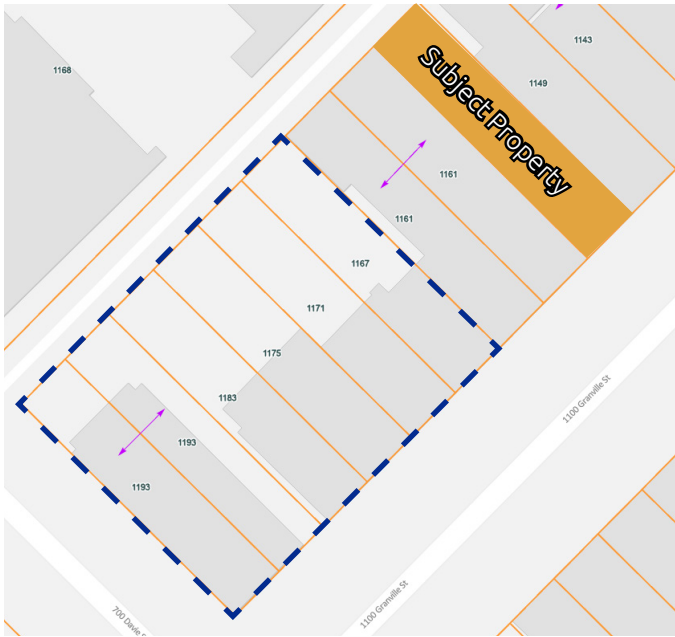
BIKE SCORE

Biker's Paradise
Daily errands can be accomplished by bike

Source: walkscore.com



REDEVELOPMENT PRECEDENT



Rezoning Application - In Progress

1167-1193 Granville Street

The above rezoning application has not been approved and has a significantly larger land mass with corner exposure, this will serve as a precedent to achieve a higher density on the Property if it is assembled.

- **Current Zoning:** DD (K-3)
- **Type:** Mixed-use Hotel
- **Built-Form:** 33-storeys with a 4-storey podium for a total of 464 hotel rooms
- **Land Size (approx.):** 18,000 SF
- **FSR:** 21.79
- **Buildable Density (approx.):** 392,220 SF

AMENITIES AND UPCOMING DEVELOPMENTS



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