

FOR SALE

8729 Aisne Street, Vancouver, BC

Mixed-Use Industrial/Office Development and Owner-User Opportunity



Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com

Derek Nystrom*
604.644.8652
derek.nystrom@macdonaldcommercial.com

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REAL ESTATE GROUP

*Personal Real Estate Corporation

Macdonald
COMMERCIAL

OVERVIEW

Luk Real Estate Group and Macdonald Commercial present the exclusive opportunity to acquire a rarely available 1-acre industrial/office development site. Located within the Marine Landing submarket of Vancouver, 8729 Aisne Street is in close proximity to Highway 99, Highway 91, and SW Marine Drive, which provide connectivity to Burnaby, Richmond, New Westminster, and Delta. The current I-2 zoning allows up to 3.0 FSR, which permits an industrial/office redevelopment of up to 130,680 SF and up to 60 FT in height. I-2 zoning has expanded its permitted office uses to include medical, dental, real estate, insurance, legal, accounting, and other professional services. This expansive office use category positions the property to be redeveloped into a mixed-use building with diverse office uses or a specialized medical or professional building. Future end-users will benefit from nearby amenities, significant residential developments at Marine Gateway and along SW Marine Drive, and access to Skytrain and bus.

SALIENT FACTS

Address:	8729 Aisne Street, Vancouver, BC
Legal Description:	PID: 013-293-702, LOT B BLOCK C PLAN VAP3038 DISTRICT LOT 319 NWD GROUP 1, (SEE 374827L), & BLK D, Y, & Z, & DL 323 & 324.
Land Use Plan:	Marpole-Cambie
Site Size (approx. SF):	1 Acre (43,560 SF)
Potential Buildable Density (approx. SF):	130,680 SF
Zoning:	I-2
Permitted Density:	3.0 FSR
Property Taxes (2023):	\$92,553
Asking Price:	Contact Listing Agents



NEARBY DEVELOPMENTS



Redevelopment Precedent

750 SW Marine Drive
Forum by Chard Development

Size: 78,000 SF (7 Storeys)

Marine Gateway

Subject Property

Expanded I-2 Zoning Office Uses:



Medical



Dental



Real Estate



Insurance



Legal



Accounting

+ Numerous Professional Uses

LAND USE

LEGEND

- Area boundary
- Street
- Park
- Transit station
- Potential Canada Line station
- Social housing

Land use

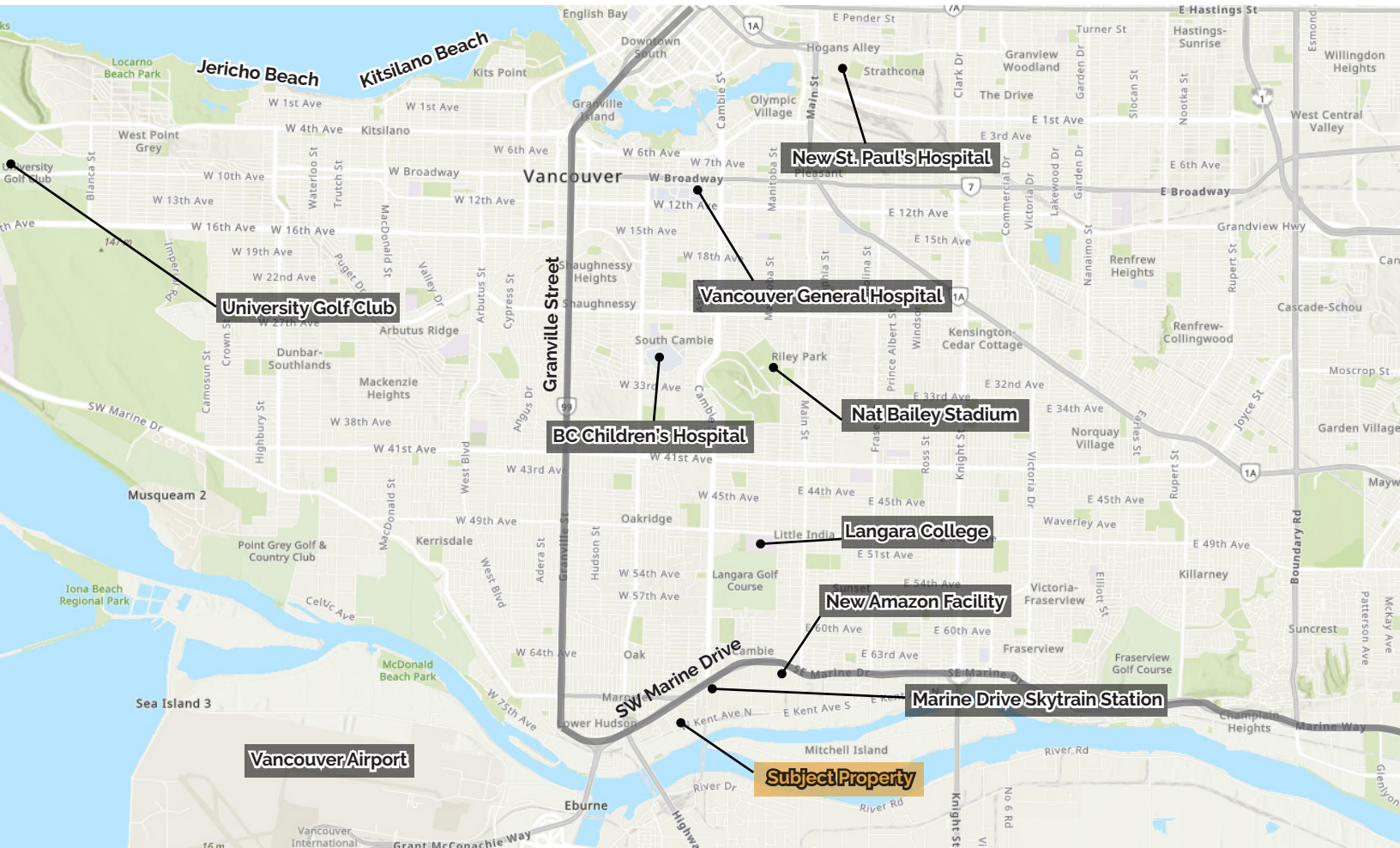
- Tower (13+ storeys)
- Apartment (up to 12 storeys)
- Apartment (up to 6 storeys)
- Apartment (up to 4 storeys)
- Townhouse/rowhouse (up to 3 storeys)
- Apartment with choice of use at grade (up to 6 storeys)
- Townhouse/rowhouse with choice of use at grade (up to 3 storeys)
- Mixed-use (13+ storeys)
- Mixed-use (up to 12 storeys)
- Mixed-use (up to 8 storeys)
- Mixed-use (up to 6 storeys)
- Marine Landing Residential
- Marine Landing Choice of use at grade
- Marine Landing Mixed-use
- Intensive employment sites
- Sexsmith Elementary School heritage redevelopment site - VSB
- No change to existing land use
- Buffer for single-family area - Cambie Corridor Phase 3

Related programs, policies and large sites

- Cambie Corridor Phase 2 (approved)
- Pearson mixed-use redevelopment
- Existing Large Format Retail Area (LFA) (see Large Format Area Rezoning Policies and Guidelines)



SURROUNDING AMENITIES



SOUTH VANCOUVER STATISTICS

Total Household Income (2020): \$94,540

Population (2021): 109,339

Source: www12.statcan.gc.ca

TRANSIT SCORE



TRANSIT SCORE

Excellent Transit

Transit is convenient for most trips.



BIKE SCORE

Very Bikeable

Biking is convenient for most trips.

Source: Walkscore.com

Drive time to

New Saint Paul's Hospital	14 min
BC Children's Hospital	7 min
Vancouver General Hospital	9 min
Richmond Hospital	7 min
Vancouver Airport	6 min
Port of Vancouver	15 min
Marine Drive Skytrain Station	1 min (644 meters)

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