

Freestanding Corner Owner-Occupier Opportunity

2700 Kingsway, Vancouver, BC

High exposure Kingsway asset with immediate utility and significant long-term redevelopment potential

FOR SALE

7,176 SF
Total Building Size

98 FT
Kingsway Frontage

6,808 SF
Land Size

C2A Zoning

Kingsway
Mid-rise



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LUK

REAL ESTATE GROUP

Macdonald
COMMERCIAL



Prime Kingsway
Exposure



Norquay Park
Frontage



~ 6,808 SF
Development Site



~ 7,176 SF Existing
Building



~ 2,100 SF Garden/
Outdoor Area



THE OPPORTUNITY

A RARE KINGSWAY OWNER- OCCUPIER & REDEVELOPMENT OPPORTUNITY

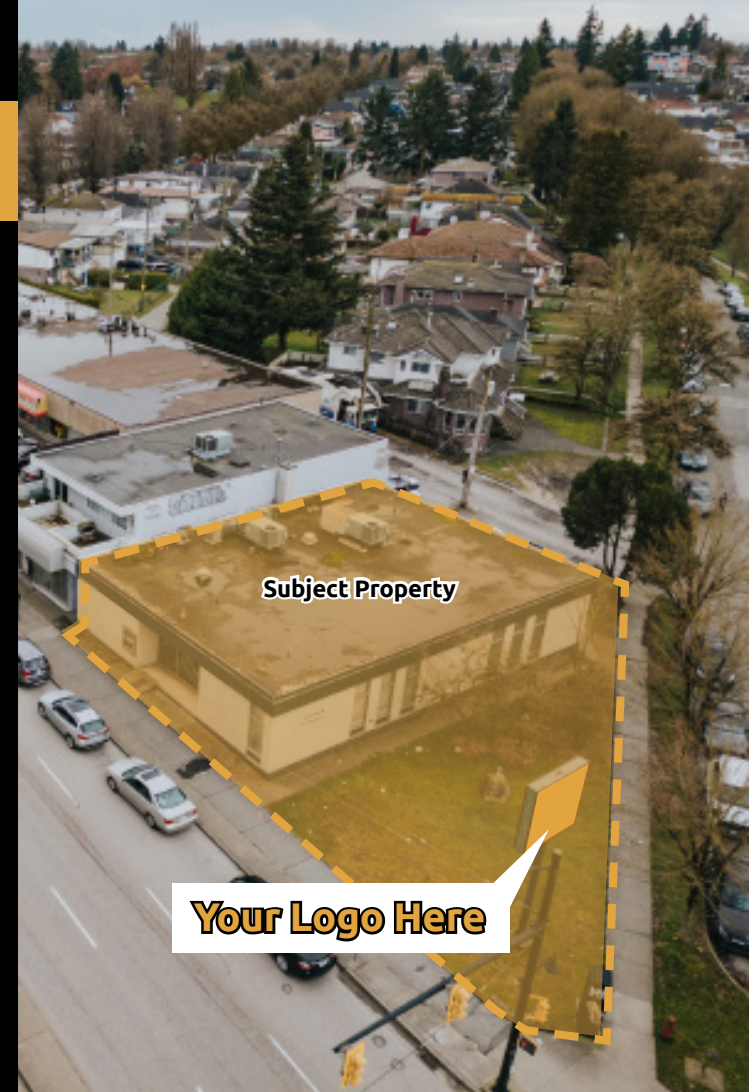
Luk Real Estate Group presents an opportunity to acquire an approximately 6,808 SF site improved with 7,176 SF freestanding concrete building, prominently positioned on Vancouver's Kingsway, along one of East Vancouver's major arterial corridors, immediately adjacent to Norquay Park.

The property offers functional existing improvements, strong street visibility and future redevelopment potential.

REDEVELOPMENT POTENTIAL

The property is situated within the Norquay Village Neighbourhood Centre Plan and the Kingsway Rezoning Area. City policy contemplates 8–10 storey mixed-use buildings and up to **3.80** FSR through rezoning for Kingsway Midrise building form, subject to the applicable policy, detailed planning and approvals.

"INVEST TODAY, BUILD TOMORROW"



PROPERTY HIGHLIGHTS



Four Rear Parking Stalls
On-site parking for staff and customers



**Functional Owner-User
Improvements**
Functional existing building



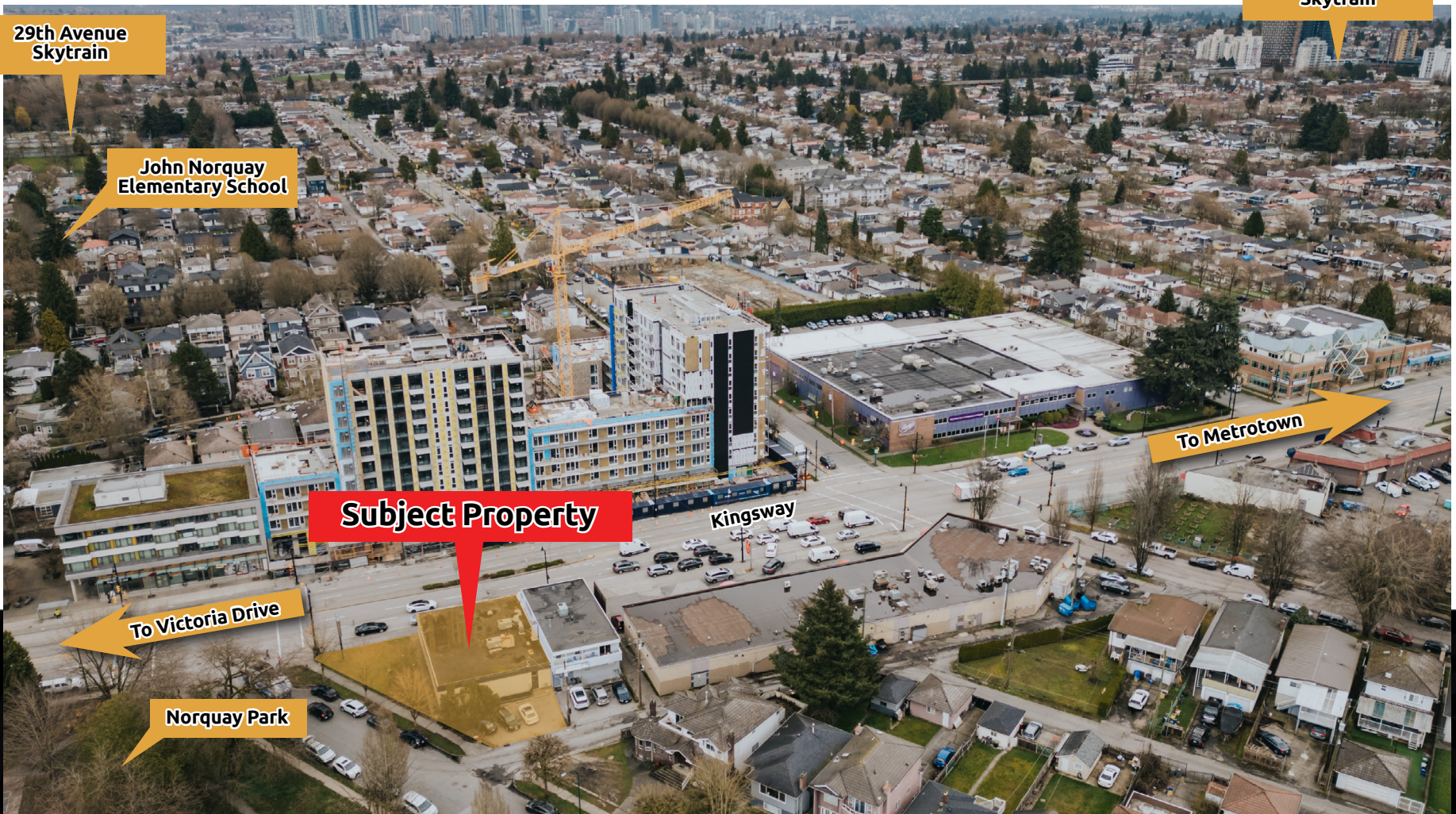
Kingsway Rezoning Area
8-10 storey mixed-use potential (up to 3.80 FSR)

LOCATION

1 minute walk to
**NORQUAY
PARK**

4 minute drive to
**29TH AVE &
JOYCE COLLINGWOOD
SKYTRAIN**

9 minute drive to
**METROPOLIS
AT METROTOWN**



SALIENT FACTS

Civic Address	2700 Kingsway, Vancouver
Legal Description	LOT 14, BLOCK 4, PLAN VAP3860, DISTRICT LOT 50, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 90715K), & BLKS 5A & 5B
PID	009-146-245
Current Zoning	C-2A
Building Size:	3,555 SF Street level 3,621 SF Lower Level 7,176 SF Total
Building Feature	12' ceiling height, HRV, A/C, CCTV Security system
Land Area	6,808 SF
Property Description	2-storey concrete commercial building
Frontage (approx.)	98 FT along Kingsway
Land Use Plan	Norquay Village Plan
Land Use	Kingsway Midrise
Listing Price	\$4,900,000 (\$682/SF)



Why 2700 Kingsway

01 — RARE SCALE

Substantial commercial site with nearly 100' of Kingsway frontage.

02 — IRREPLACEABLE EXPOSURE

Kingsway visibility combined with Norquay Park exposure.

03 — EXISTING UTILITY

Functional building provides immediate owner-user potential.

04 — PLANNING UPSIDE

Located within a planning area where increased density is contemplated through rezoning.

PROPERTY PHOTOS

Retail Showroom



Entrance / Lobby



Office



Lunch Room - Lower Level



Meeting Room



Washroom



EXTERIOR PHOTOS

Neighbouring Park



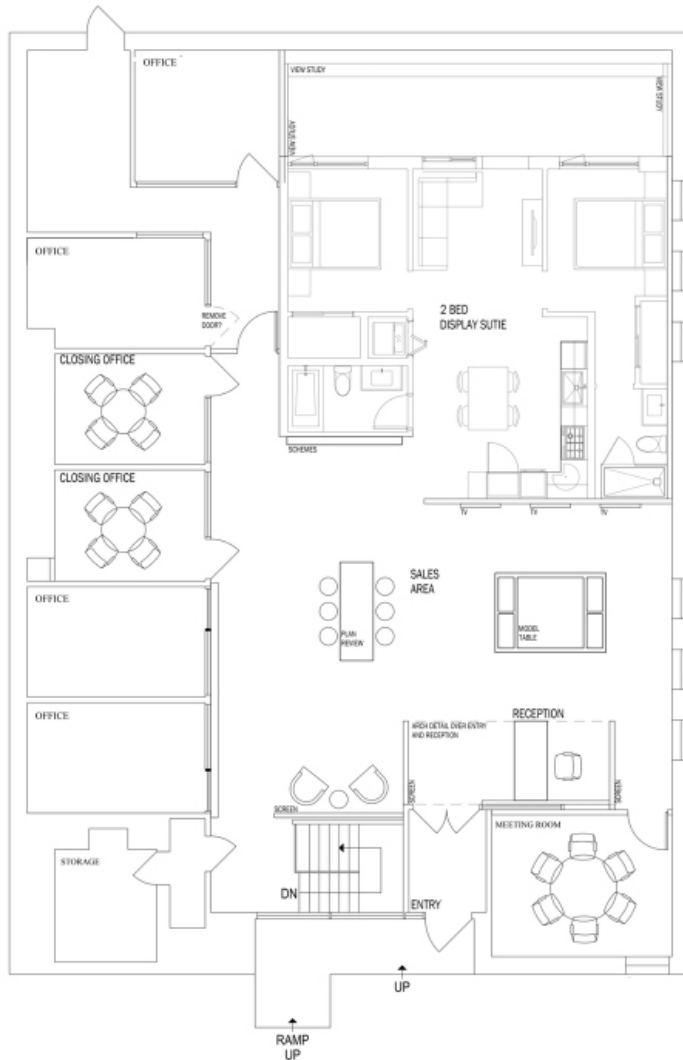
Kingsway Frontage



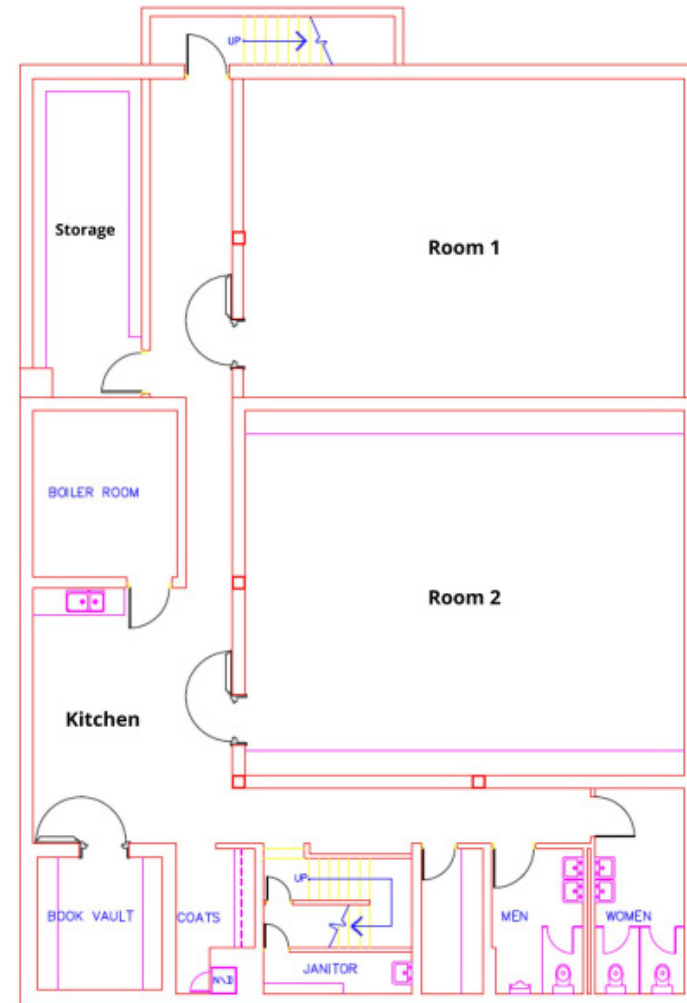
Surface Parking



FLOOR PLAN



Main Floor



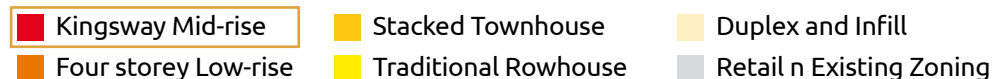
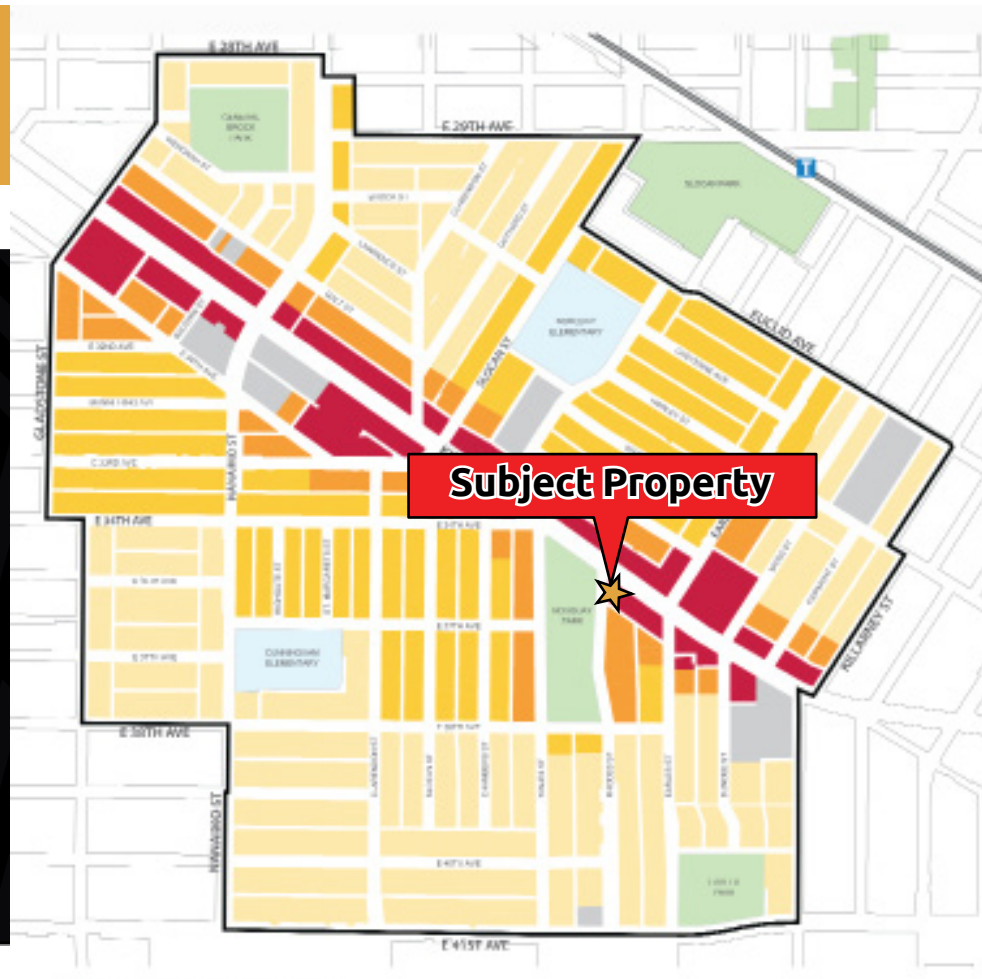
Lower Level

All measurements are approximate. Purchaser to verify if deemed necessary.

INTRINSIC LAND VALUE LAND USE DESIGNATION

Norquay Village Plan – Kingsway Mid-Rise

Built-form guidelines support up to 3.80 FSR and 8-10 storey mixed-use buildings (retail-at-grade and residential or office above) with variations in the height of individual.





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