



# For Sale > Development Opportunity

2768-2784 Kingsway &  
5264 Earles Street  
Vancouver, BC

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## Development Highlights

- > 19,353 SF site, currently zoned C-2 and RS-1
- > Rezoning potential under Norquay Plan for 8-10 storeys, 3.8 FSR, 73,500 SF buildable
- > Prominent corner site ideally configured for residential above retail
- > Located in booming Norquay Village area of East Vancouver
- > Scarce supply of inventory in East Vancouver underpins value
- > 10-minute walk to 29th Avenue SkyTrain Station, 10-minute drive to Metrotown
- > Asking Price – \$14,100,000 (\$192 per buildable @ 3.8 FSR)

# FOR SALE > KINGSWAY & EARLES STREET

## Location

*This property is situated in the heart of Vancouver's up-and-coming Norquay neighbourhood offering a 10-minute walk to the 29th Avenue SkyTrain station and less than a 20-minute drive to the Downtown core. Along Kingsway, are numerous services and amenities as well as charming restaurants and cafés. Several first class schools are also located in the area including Lord Selkirk Elementary and Annex, John Norquay Elementary and Gladstone Secondary.*

## Salient Facts

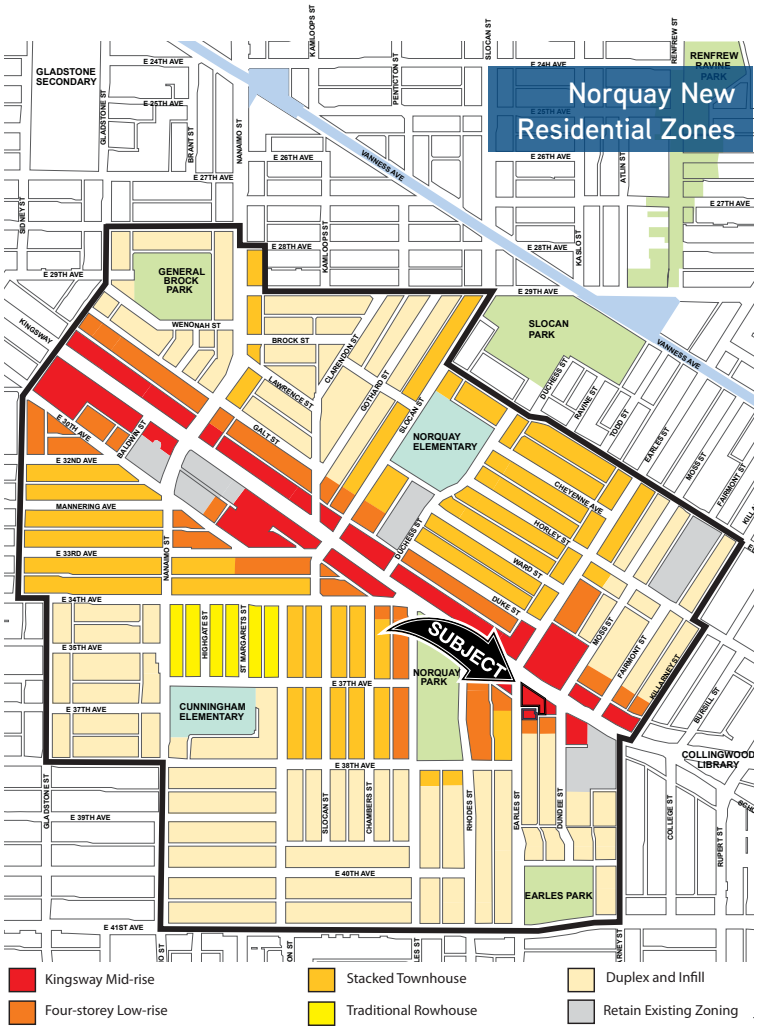
Civic Addresses:	2768 Kingsway, 2780 Kingsway, 2784 Kingsway & 5264 Earles Street, Vancouver, BC		
PIDs:	028-265-505, 010-691-014, 010-512-985, 011-818-506		
Location:	Located on the southeast corner of Kingsway and Earles Street		
Site Area:	2768 Kingsway	9,490 SF	
	2780 Kingsway	3,127 SF	
	2784 Kingsway	3,722 SF	
	5264 Earles Street	3,014 SF	
	<b>Total</b>	<b>19,353 SF</b>	
Site Assembly:	A city-owned lane is located between the Kingsway and Earles Street properties. The City of Vancouver has indicated preliminary support to move the lane to the South. Please see detailed info package for more detail.		
Current Improvements:	2768 Kingsway - Vacant single storey commercial 2780 Kingsway - Single storey commercial leased to restaurant (expiry April 2019) 2784 Kingsway - Single storey commercial building, currently tenanted 5264 Earles Street - House currently tenanted		
Total Assessment:	\$10,291,700 (total combined 4 lots)		
Gross Taxes (2016):	\$83,921		
Zoning:	2768, 2780 & 2784 Kingsway C-2 Commercial 5264 Earles Street RS-1 Residential		



# Norquay Village Neighbourhood Centre Plan

The subject site is designated within the Norquay Village Neighbourhood Centre Plan as 'Kingsway Mid-rise'. Rezoning potential includes:

Maximum Height:	8 to 10 storeys
Density;	Up to 3.8 FSR
Retail:	Minimum 0.35 FSR
Setbacks:	25 feet on Kingsway
Upper Setbacks:	Minimum 5 feet above 6-storeys



## DEMOGRAPHICS\*



**23,816**  
residents



**\$81,147**  
Ave. household income



**29th Avenue Station**  
**Nanaimo Station**



**Norquay Park**  
**Earles Park**



**Downtown Vancouver (20-min)**  
**Metropolis at Metrotown (10-min)**



**Lord Selkirk Elementary**  
**John Norquay Elementary**  
**Gladstone Secondary**

\*Estimated 2016 demographics, population and income within 1 km of the subject property

## Contact Us

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