



RECENTLY IMPROVED MULTI-FAMILY SITE IN THE HEART
OF MOUNT PLEASANT'S I-1 INDUSTRIAL ZONE



12 E 7TH AVE
VANCOUVER, BC

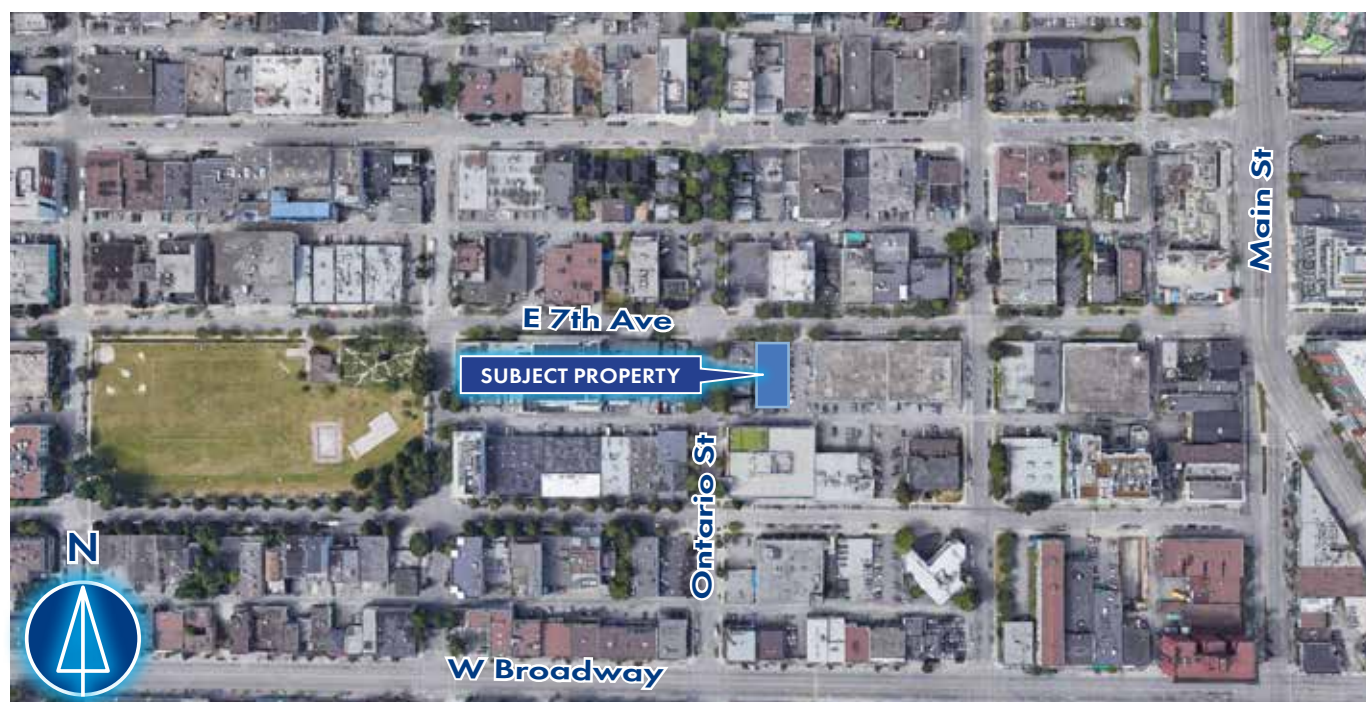
12 E 7TH AVE, VANCOUVER, BC

A first class opportunity to own a centrally located income producing property in the heart of Mount Pleasant's I-1 Industrial area with ample redevelopment potential. The subject property is 6,039 SF with 18,117 SF of existing buildable (3 FSR). Current improvements include: 3 newly renovated single family homes with a net operating income of approximately \$200,000 per annum.

More information: sales@fraserelliott.com or 604.728.2845

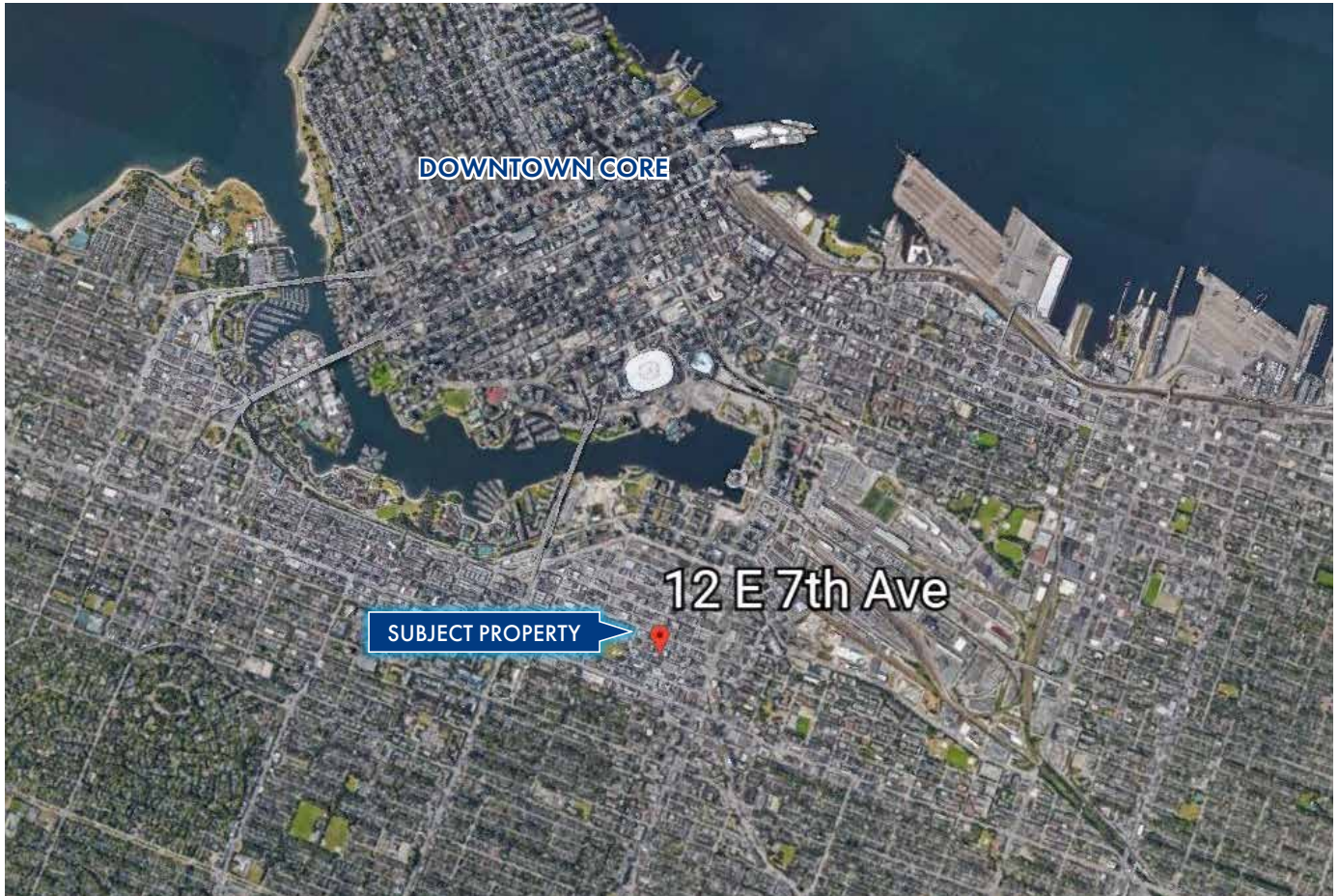
Municipal Address:	12 E 7th Ave, Vancouver, BC, V5T1M2
Legal Description:	LOT 2, BLOCK 45, PLAN VAP197, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PID:	015-551-458
Land Size:	6,039 SF
Zoning:	I-1, Industrial
Community Plan:	NCP: Mount Pleasant
Density:	3 FSR
Buildable Area:	18,117 SF
Improvements:	3 newly renovated single family homes (Subject space: 6,400 SF)
Gross Monthly Income:	\$21,075 per month
Gross Annual Income:	\$252,900 per annum
Cap Rate:	2.86%
NOI:	\$200,000 per annum

OFFERED AT: \$6,998,800



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12 E 7TH AVE, VANCOUVER, BC



Commute to Broadway - City Hall Station



6 Minutes



3 Minute



5 Minutes

Commute to Downtown Core



18 Minutes



6 Minute



14 Minutes

Notable Features

- Net operating income of \$200,000 per annum
- Supported 3 FSR density (I-1 District Schedule)
- Close proximity to transit, major thoroughfares, bridges and downtown core
- Minutes away from the Broadway - City Hall Station
- Recent capital expenditures and stabilized cap rate

4.7 Floor Area and Density

4.7.1 Maximum floor space ratio shall not exceed 3.0, except that:

- (a) the maximum floor space ratio shall be 3.0 for Manufacturing Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses, and Service Uses limited to: Catering Establishment; Laboratory; Laundry or Cleaning Plant; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; Production or Rehearsal Studio; Repair Shop - Class A; Sign Painting Shop; and Work Shop;
- (b) the maximum floor space ratio shall be 1.0 for General Office use, except that the Director of Planning may permit additional floor area for General Office use to a maximum floor space ratio of an additional 1.0, if an equal amount of floor area on the ground floor is used for a use listed in subsection 4.7.1(a);
- (c) the maximum floor space ratio shall be 1.0 for Service Uses limited to: Animal Clinic; Auction Hall; Barber Shop or Beauty Salon; Laundromat or Dry Cleaning Establishment; Photofinishing or Photography Studio; Print Shop; Repair Shop - Class B; School - Arts or Self Improvement; School - Business; and School - Vocational or Trade;

Mount Pleasant Community Plan

The Mount Pleasant Community Plan was adopted by City Council on November 18, 2010 after an extensive public planning process.



The Plan contains community-wide and sub-area policies to address issues and guide development in the neighbourhood over 30 years.

It covers a wide range of topics: land use, urban design, housing, economic development, parks and the public realm, transportation, community services, heritage, and culture.

On October 23, 2013, Council adopted the Mount Pleasant Community Plan Implementation Package, which builds on the Plan to clarify and advance policy directions. The Implementation Package includes:

- A Broadway East Revitalization Strategy
- An Urban Design Framework for Lower Main
- A Public Realm Plan
- A Public Benefits Strategy

The Plan and Implementation Package, plus ongoing City programs and policies, will help guide positive change in Mount Pleasant over the next 30 years.

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