

FOR SALE

99 VICTORIA DRIVE, VANCOUVER
3,760 SQ FT PRIME CORNER LOT
M-2 Zoned



M-2 Zoning supports a wide range of business uses

District Schedule enables redevelopment opportunity with increased density

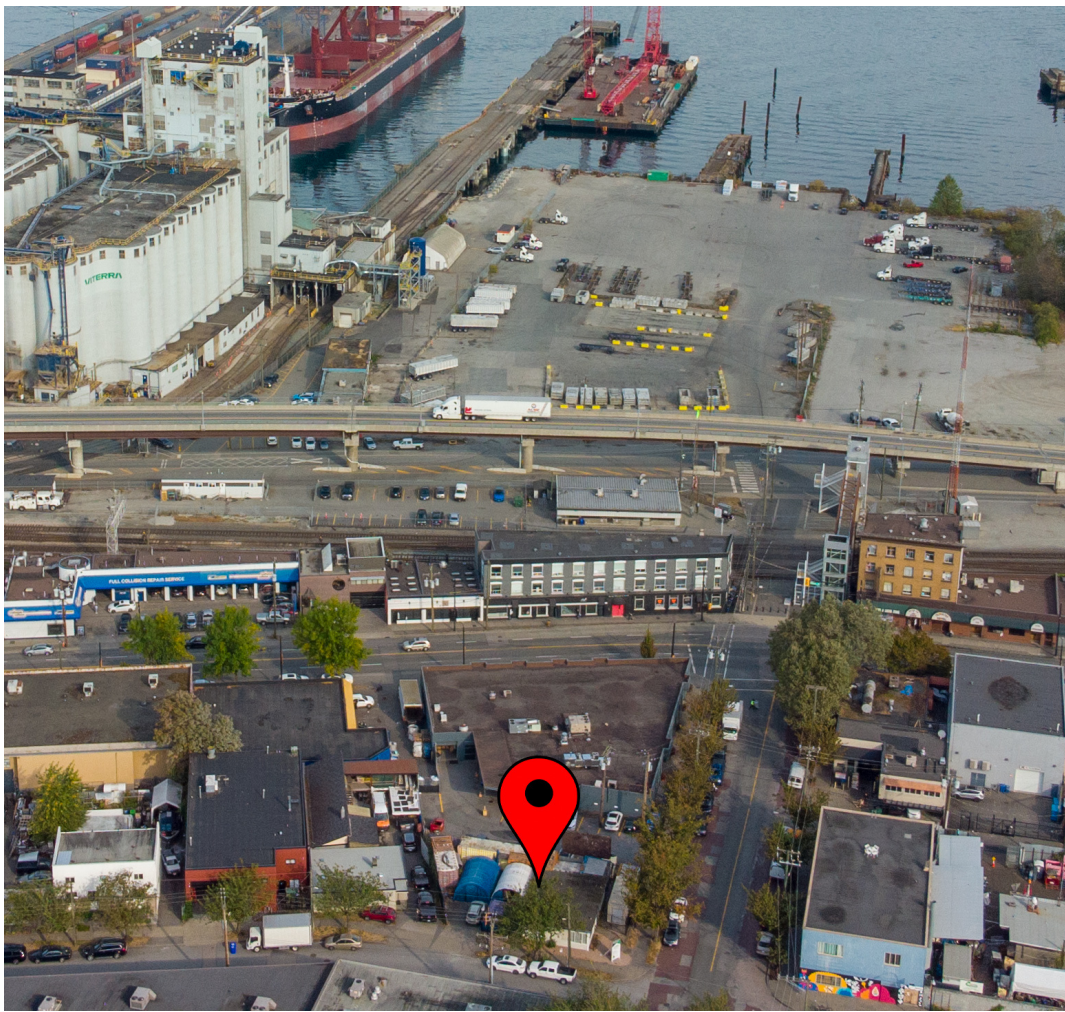
Excellent opportunity for an owner / business user in a convenient area minutes to Downtown

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This communication is not intended to cause or induce breach of an existing agency agreement.



LOCATION

Located on the NW corner of Victoria Drive and Triumph Street one block south of Powell Street in East Vancouver's Portside Industrial District. With close proximity to Downtown, Commercial Drive and residential neighborhoods, the site is accessible via major thoroughfares, public transit and cycling routes.



PORT TOWN

This historic transformational mixed-use neighborhood continues to attract a wide variety of businesses and individuals including breweries, creative entrepreneurs, manufacturers, wholesalers and artists.

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EXISTING USE

An 875 Sq Ft well-built and well-maintained office building on site. Various secure containers available and outside storage on site.



SITE DETAILS

- PID: 011-219-033
- LEGAL DESCRIPTION: LOT 15, BLOCK 2, PLAN VAP5155, DISTRICT LOT 183, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC E 7 FT NOW ROAD, OF BLK E
- SITE AREA: 3,760 SQ FT00
- M-2 ZONING
- SITE SURVEY AVAILABLE
- PHASE 1 ENVIRONMENTAL REPORT AVAILABLE
- 2022 ASSESSED VALUE: \$1,808,000.00
- 2022 TAXES: \$17,580.20
- **PRICE: \$2,599,000.00**

THE OPPORTUNITY

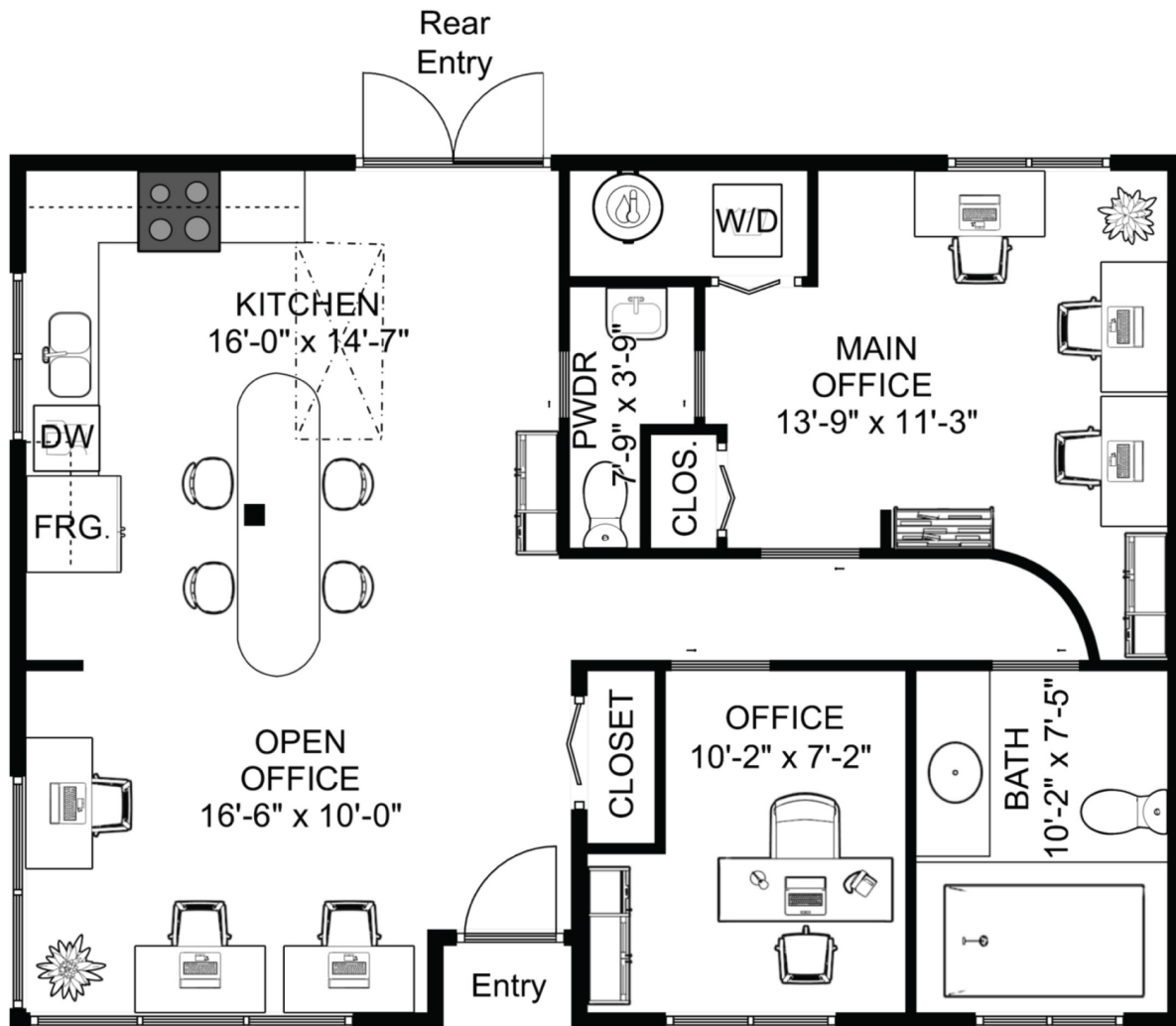
The site is well suited to an owner user and is well positioned for redevelopment. The M-2 District Schedule allows for a broad range of uses such as manufacturing, transportation, storage, and wholesaling – Class A, enabling redevelopment up to a maximum density of 5.0 FSR. Examples of such uses include:

- Brewing and distilling
- Bakery products
- Clothing & garment
- Food & beverage products
- Furniture, fixtures
- Information technology
- Jewelry
- Leather products
- Printing and publishing
- Boots and shoes
- Textiles and knit goods
- Transportation & equipment manufacturing
- Wood products manufacturing – Class B



99 Victoria Drive, Vancouver

TOTAL SQ.FT.: 875 sq.ft.
CEILING HEIGHT: 8'-2"



The floor plan is not suitable for architectural/construction and is covered under E&O. All right reserved for Virtualized Studio.
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SCALE
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VIRTUALIZED
studio

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