

# 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

Derek Nystrom\*  
604.644.8652  
derek.nystrom@macdonaldcommercial.com

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

**UK**  
REAL ESTATE GROUP

# 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 Westminister, 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.

The property can be purchased with 754-762 SW Marine Drive, Vancouver for additional scale and is also listed by Luk Real Estate Group and Macdonald Commercial.

# SALIENT FACTS

<b>Address:</b>	8729 Aisne Street, Vancouver, BC
<b>Legal Description:</b>	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.
<b>Land Use Plan:</b>	Marpole-Cambie
<b>Site Size (approx. SF):</b>	1 Acre (43,560 SF)
<b>Potential Buildable Density (approx. SF):</b>	130,680 SF
<b>Zoning:</b>	I-2
<b>Permitted Density:</b>	3.0 FSR
<b>Property Taxes (2023):</b>	\$92,553
<b>Asking Price:</b>	Contact Agents



# NEARBY DEVELOPMENTS



## Redevelopment Precedent

750 SW Marine Drive  
Forum by Chard Development  
Size: 78,000 SF (7 Storeys)

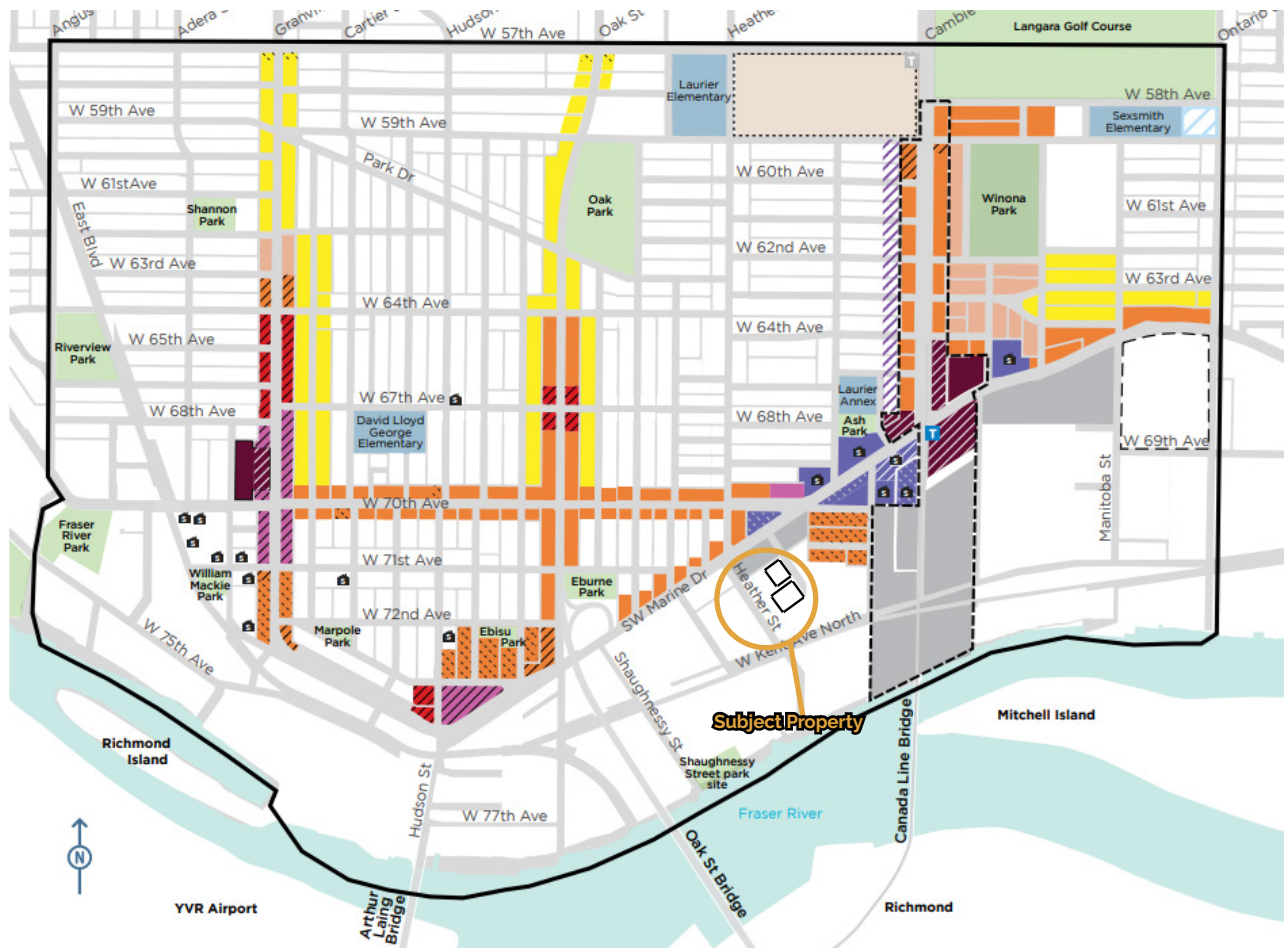
## Expanded I-2 Zoning Office Uses:

- Medical
- Dental
- Real Estate
- Insurance
- Legal
- Accounting
- + Numerous Professional Uses

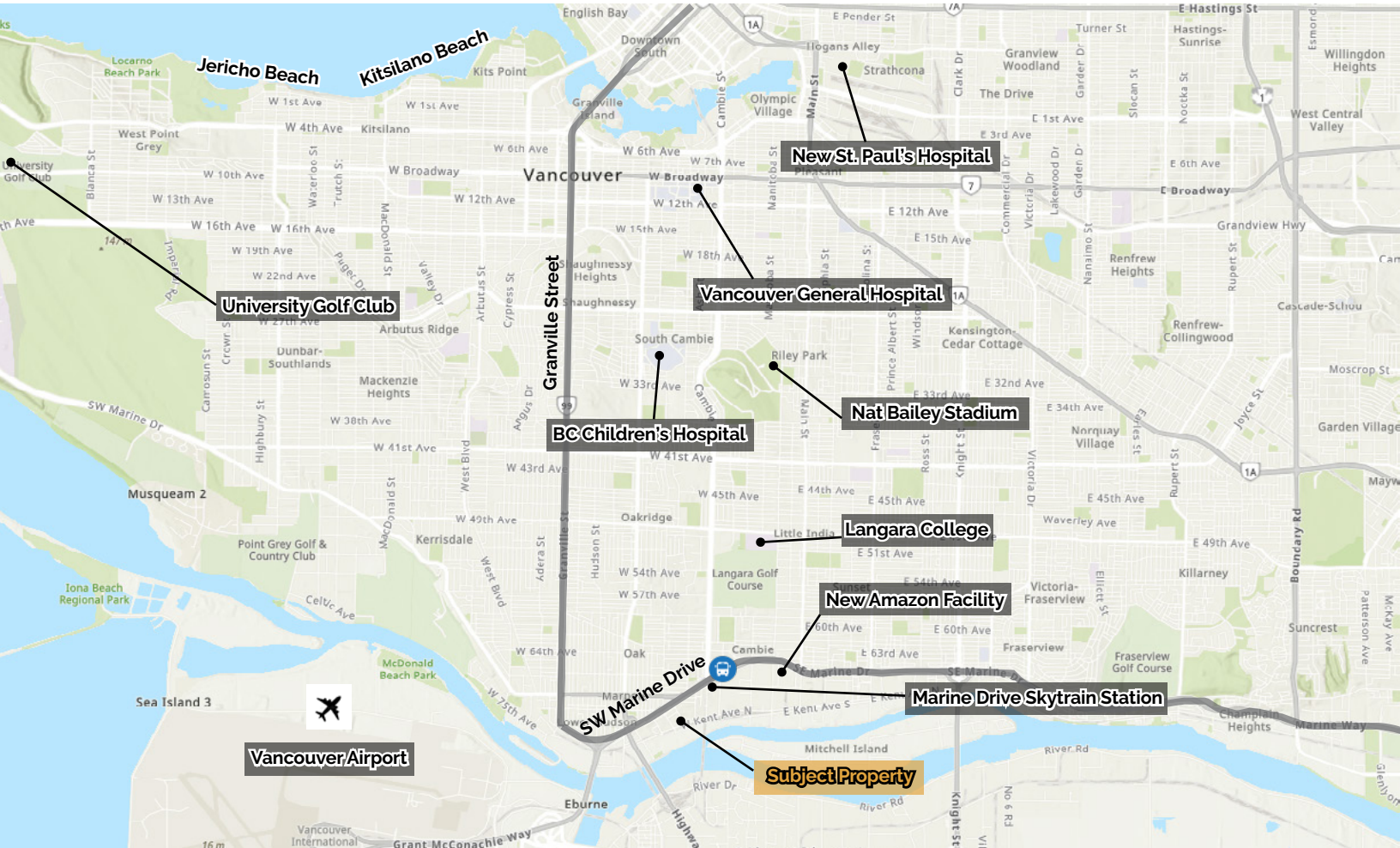
# LAND USE

## LEGEND

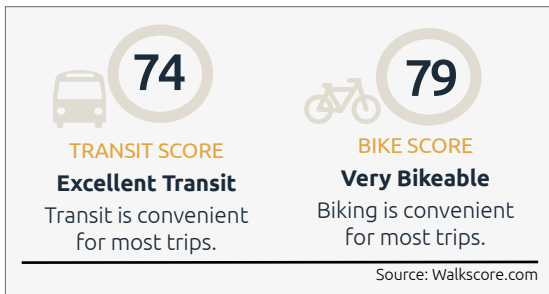
- Area boundary
  - Street
  - Park
  - T Transit station
  - P Potential Canada Line station
  - S Social housing
- Land use**
- Tower (13+ storeys)
  - Apartment (up to 12 storeys)
  - Apartment (up to 6 storeys)
  - Apartment (up to 4 storeys)
  - Townhouse/rowhouse (up to 3 storeys)
  - Apartment 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



## TRANSIT SCORE



## 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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\*Personal Real Estate Corporation

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