

FOR SALE

754-762 SW Marine Drive, Vancouver, BC

Mixed-Use Industrial/Office Development
& Owner-User Opportunity



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UK
REAL ESTATE GROUP

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Macdonald
COMMERCIAL

OVERVIEW

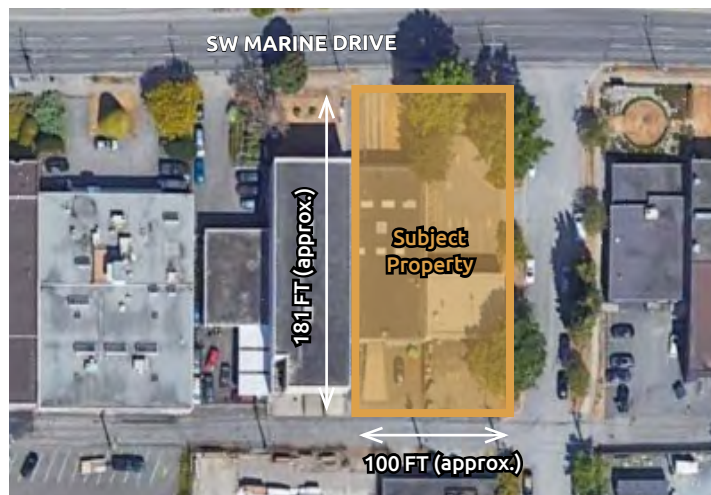
Luk Real Estate Group and Macdonald Commercial present the exclusive opportunity to acquire a rarely available 18,100 square foot development site with 100 feet of frontage along SW Marine Drive. Located within the Marine Landing submarket of Vancouver, 754-762 SW Marine Drive is in close proximity to Highway 99, Highway 91, and has excellent corner exposure along SW Marine Drive. The nearby development at 750 SW Marine Drive by Chard received approval for 4.94 FSR and falls under the same designation of Intensive Employment under the Marpole-Cambie land-use plan. If this density is achieved at 754-762 SW Marine Drive, an industrial/office redevelopment of up to 89,414 SF would be achievable. The existing 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 8729 Aisne Street, Vancouver for additional scale and is also listed by Luk Real Estate Group and Macdonald Commercial.

SALIENT FACTS

Address:	754-762 SW Marine Drive, Vancouver, BC
Legal Description:	PIDs: 002-958-015 & 010-066-926 LOT D, EXCEPT PART IN EXPLANATORY PLAN 6365, NOW ROAD, OF LOTS 36 AND 37 BLOCKS C, D, Y AND Z, DISTRICT LOT 319 PLAN 6316 LOT C, EXCEPT THE NORTH 17 FEET, NOW ROAD, OF LOTS 36 AND 37 BLOCKS C, D, Y AND Z DISTRICT LOTS 319, 323 AND 324 PLAN 6316
Land Use Plan:	Marpole-Cambie (Intensive Employment Area)
Frontage:	100 FT along SW Marine Drive 181 FT along Aisne Street
Site Size (approx.):	18,100 SF
Potential Buildable Density (approx.):	89,414 SF
Zoning:	I-2
Permitted Density:	Up to 4.94 FSR*
Property Taxes (2023):	\$102,107.40
Asking Price:	\$13,800,000

*Based on the approved development application at 750 SW Marine Drive



NEARBY DEVELOPMENTS



Expanded I-2 Zoning Office Uses:

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

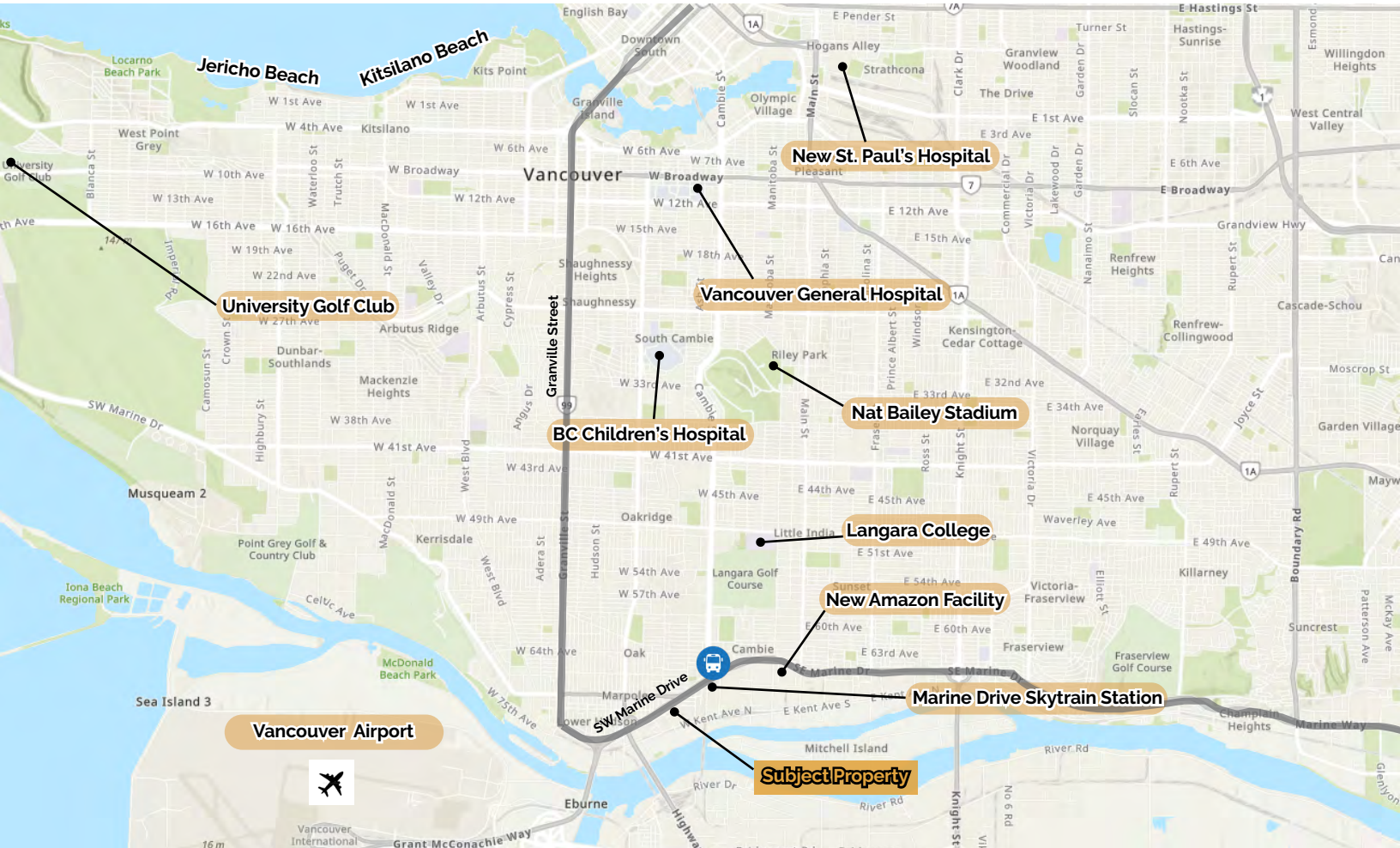
LAND USE

LEGEND

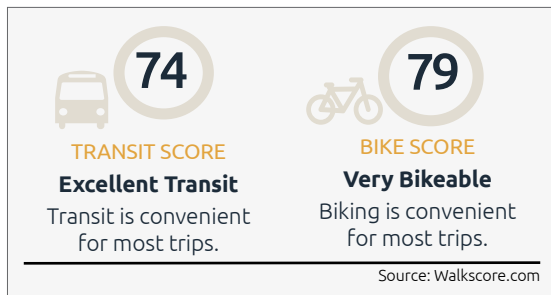
- Area boundary
 - Street
 - Park
 - Transit station
 - Potential Canada Line station
 - Social housing
- Land use**
- Tower (13+ storeys)
 - Apartment (up to 12 storeys)
 - Apartment (up to 6 storeys)
 - Apartment (up to 4 storeys)
 - Townhouse/rowhouse (up to 3 storeys)
 - Apartment with choice of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