

FOR SALE

*Investor, Owner-User or Development Opportunity |
Mount Pleasant Skytrain Station*

104 East Broadway, Vancouver, BC



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REAL ESTATE GROUP

Macdonald
COMMERCIAL

LOCATION

104 East Broadway is strategically positioned at the southeast corner of Broadway and Quebec Street, right in the vibrant Mount Pleasant neighbourhood. This prime location is approx. 128 metres from the future Mount Pleasant Station of the Broadway Subway Project and just minutes away from a diverse array of shopping, dining, and entertainment options.

SALIENT FACTS

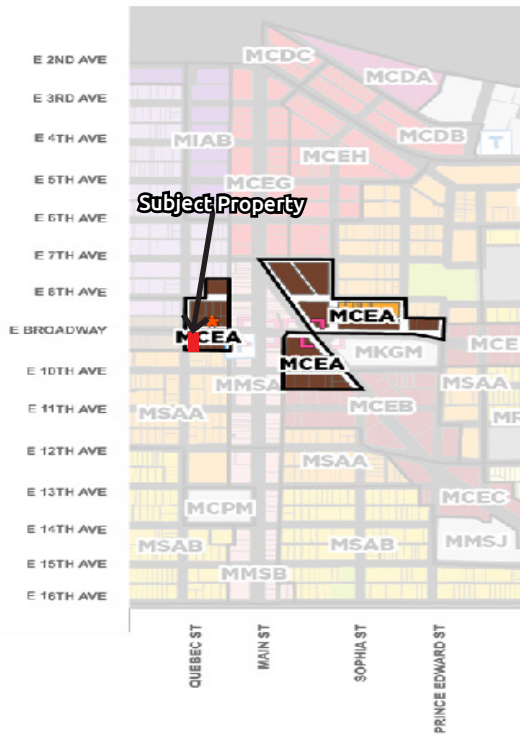
Lot Address:	104 East Broadway, Vancouver, BC
	PID: 014-158-949
Legal Description:	LOT G, BLOCK 28, PLAN VAP2508, DISTRICT LOT 302, NEW WESTMINSTER LAND DISTRICT, EXC (A) THE S 2 FT NOW LANE & (B) PT IN EXPL PL VAP13254
Location:	Located along the Broadway Corridor in the community of Mount Pleasant, on the southeast corner of East Broadway and Quebec Street
Lot Size (approx.):	5,352 SF
Official Community Plan:	Broadway Plan
Zoning:	C-3A
Max Density:	Rental/Hotel/Office (10.5 FSR) Strata Condo (7.5 FSR)
Property Exposure:	113.02 FT of Frontage on Quebec Street 47.36 FT of Frontage on East Broadway
Land Use:	Mount Pleasant Centre - Area A
Property Taxes (2024):	\$55,777.40
Listing Price:	Contact Agents

HIGHLIGHTS

- **Strategic Opportunity:**
Prime corner location for investors, owner-users and developers seeking to acquire a rarely available property situated approximately 128 metres from the future Mount Pleasant SkyTrain station along the Broadway Corridor.
- **Future Development Potential:** Designated under the Broadway Plan for high density rental/office/hotel (up to 10.5 FSR) or strata residential (up to 7.5 FSR).
- **Assembly Potential:**
Ability to assemble the property with adjacent parcels for greater frontage and economies of scale.

BROADWAY PLAN

10.9 Mount Pleasant Centre - Area A



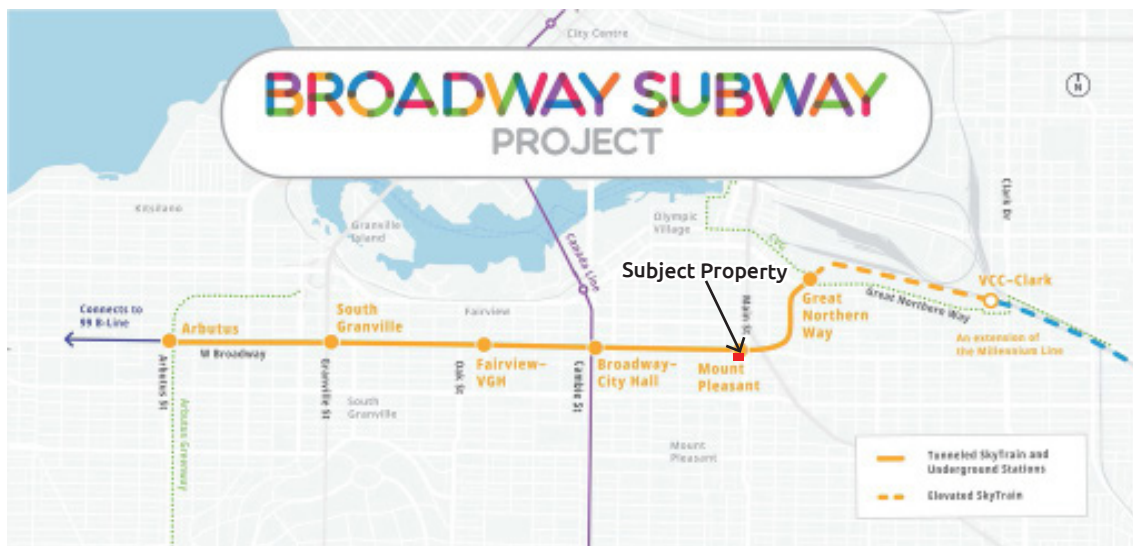
OPPORTUNITY

Luk Real Estate Group is excited to present a unique opportunity to acquire a prominent corner lot with assembly potential. The property's proximity to the upcoming Mount Pleasant Station positions it well for future development, with the Broadway's Official Community Plan allowing for up to 10.5 FSR.

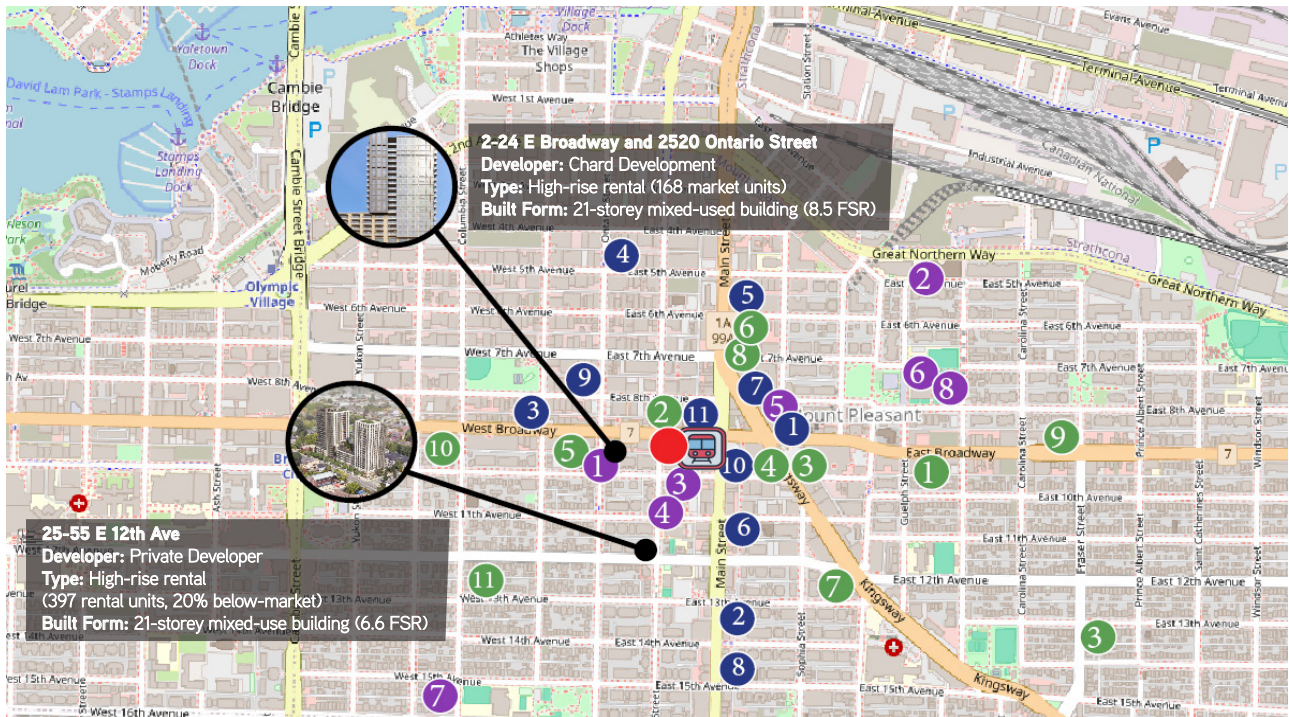
10.9.1 MCEA Policy Summary Table

Policy Area	Mount Pleasant Centre - Area A (MCEA)			MCEA
Uses	Residential, office, retail/service, cultural			
Option/Tenure	Secured rental and below-market rental housing	Office/hotel* development	Strata ownership housing	
Max Height*	30 storeys	24 storeys	25 storeys	
Max Density*	10.5 FSR	10.5 FSR	7.5 FSR	
Min frontage	45.7 m (150 ft.)			

Broadway Subway Plan



SURROUNDING DEVELOPMENTS & AMENITIES



RESTAURANTS/CAFES

1. Thierry Mount Pleasant
2. 49th Parallel Cafe
3. Cafe Artigiano
4. Purebread Bakery & Coffee
5. Cartems Donuts
6. Sing Sing
7. Como Taperia
8. Burgoo
9. 33 Acres Brewing Company
10. Ignite Pizzeria
11. Fable Diner

SHOPPING/SERVICES

1. Mount Pleasant Optometry Centre
2. Dollarama
3. Shoppers Drug Mart
4. Rumble Boxing Studio
5. Sports Chek
6. Save-On-Foods
7. Jiffy Lube
8. Aarm Dental
9. OptaDerm Skin Care and Laser Clinic
10. Aqua Blue Dental
11. Barber's Legacy Barber Shop

COMMUNITY SERVICES

1. Tenth Church
2. St. Francis Xavier Church
3. Holy Trinity Ukrainian Orthodox Cathedral
4. Saint Patrick Secondary School
5. Mount Pleasant Community Centre
6. Mount Pleasant Elementary School
7. Simon Fraser Elementary School
8. YMCA of Greater Vancouver

 **Subject Property**

 **Future Mount Pleasant Skytrain Station**

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