



FOR SALE

Well Positioned Medical Office Building with Holding Income & Redevelopment Potential

8675 Granville Street, Vancouver, BC

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8675 GRANVILLE STREET

Vancouver, BC

A unique opportunity to acquire a medical office building with redevelopment upside in Vancouver's Marpole neighborhood. The subject property is currently improved with a 5,740 square foot, two-storey office building comprised of four units. There are pliable lease agreements in place allowing for end user applications, repositioning and/or future redevelopment. The Local Area Plan allows for a mixed-use development up to 12 storeys with a gross buildable of 26,384 square feet.






Arthur Laing Bridge

Granville St

W 71st Ave

W 70th Ave

SALIENT DETAILS

ADDRESS:	8675 Granville St, Vancouver, BC
PID:	002-608-031, 002-608-111
LOT SIZE:	6,435 sf (66 x 97.5 ft)
FRONTAGE ON GRANVILLE:	66 ft
NET RENTABLE AREA:	5,740 sf
TENANTS:	Marpole Optometry, Lifelabs, Marpole Medical Centre
	  
UNITS:	4
YEAR BUILT:	1989
PARKING:	10 stalls at rear
STOREYS:	2
ZONING:	C-2 - Commercial
LAP:	Granville - Marpole Mixed-Use (Up to 12-Storeys)
GROSS BUILDABLE:	Up to 26,384 sf
PROPERTY TAX (2024):	\$74,567
BC ASSESSMENT (2024):	\$6,833,900
NOI (2024):	Inquire
PRICING:	Inquire



Exceptional exposure on Granville Street with high daily traffic counts



Significant redevelopment potential (up to 12 storeys & 26,384 sf of buildable)



Flexible lease agreements allowing for end user applications, repositioning or redevelopment



10 surface parking stalls at the rear in addition to streetside parking

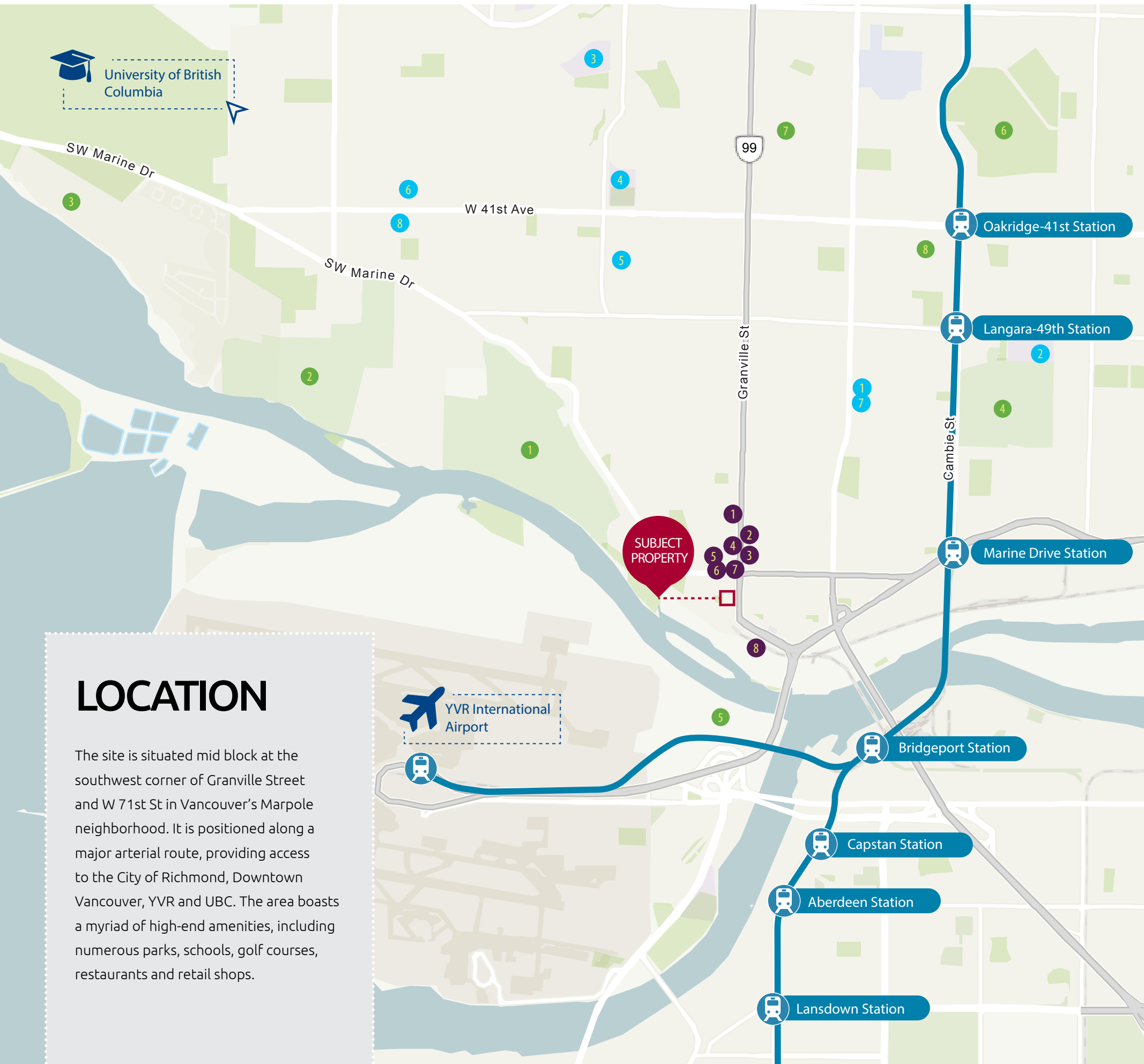


Close proximity to major transit hubs, restaurants and community amenities



Professional tenant mix with strong holding income





LOCATION

The site is situated mid block at the southwest corner of Granville Street and W 71st St in Vancouver's Marpole neighborhood. It is positioned along a major arterial route, providing access to the City of Richmond, Downtown Vancouver, YVR and UBC. The area boasts a myriad of high-end amenities, including numerous parks, schools, golf courses, restaurants and retail shops.

NEARBY AMENITIES

SHOPPING AND SERVICES

1. TD Canada Trust
2. BMO Bank of Montreal
3. The Salvation Army
4. Safeway
5. Oxygen Yoga & Fitness
6. BCLIQUOR
7. RBC Royal Bank
8. Dollarama

PARKS & RECREATION

1. McCleery Golf Course
2. Point Grey Golf Course
3. Shaughnessy Golf & Country Club
4. Langara Golf Course
5. McArthurGlen Mall
6. Queen Elizabeth Park
7. VanDusen Gardens
8. Oakridge Park

EDUCATION

1. Sir Winston Churchill Secondary School
2. Langara College
3. Prince of Wales Secondary School
4. Point Grey Secondary School
5. Magee Secondary School
6. Kerrisdale Elementary School
7. Sir Wilfred Laurier Elementary School
8. Crofton House School

DRIVE TIMES

YVR Airport
3min

Marine Drive SkyTrain Station
8min

Richmond Hospital
8min

Vancouver Children's Hospital
11min

UBC
12min

Downtown Vancouver
18min

LOCATION SCORE

Walk Score
94
WALKER'S PARADISE

Bike Score
88
VERY BIKEABLE

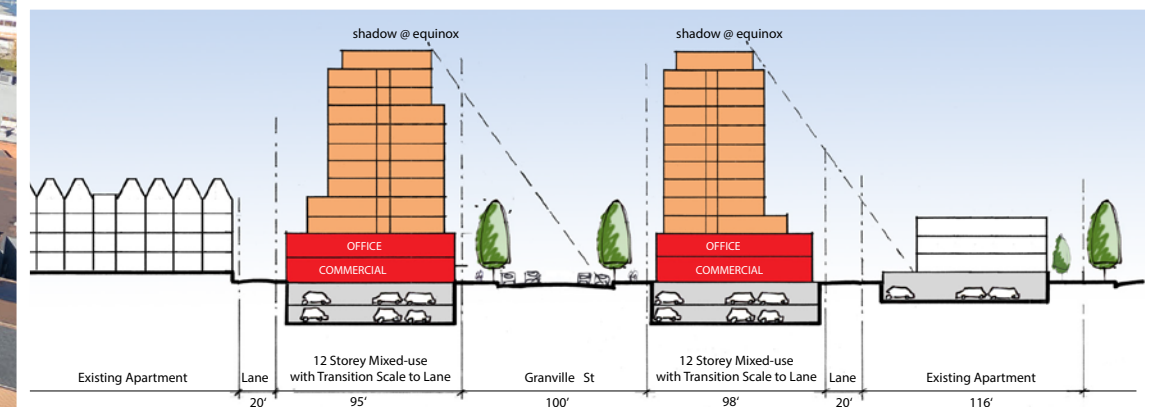
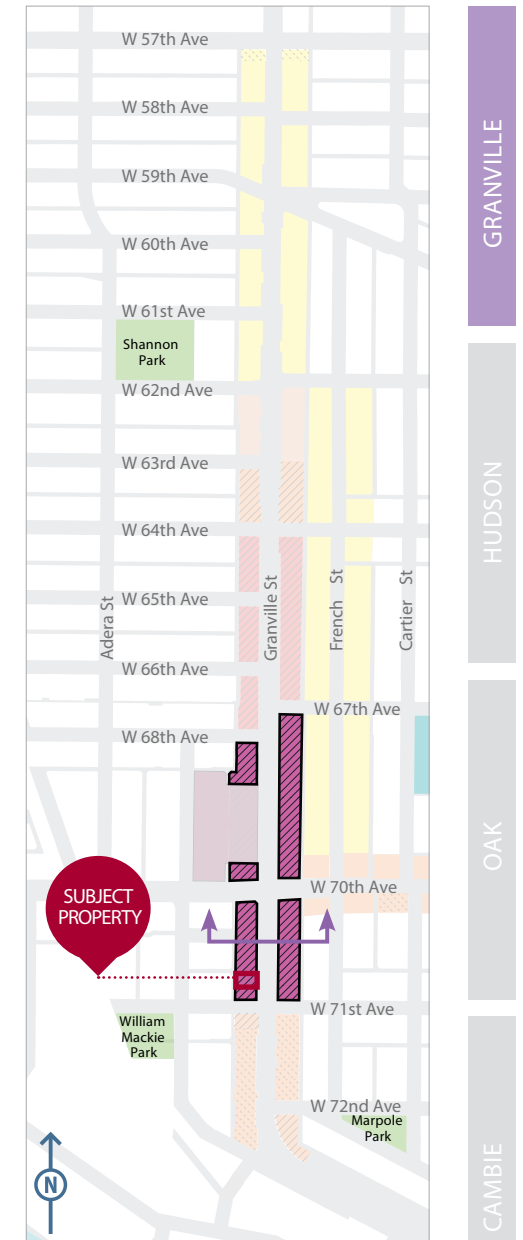
source: [walkscore.com](https://www.walkscore.com)

DEVELOPMENT PRECEDENT

The neighboring site, located at 8655 Granville St recently transacted in 2024 for \$305/bsf.

Their development application is conditionally permitted for:

- 11-storey, mixed use building
- 58 dwelling units, CRUs and 2 floor office
- Floor Space Ratio of 4.1
- A floor area of 61,877 sf
- Height of approximately 126 ft
- Three levels of underground parking



source: Marpole Community Plan, City of Vancouver

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