

**\$1M PRICE
REDUCTION**



2231 – 2245 Granville Street | Vancouver, BC

FOR SALE | Mixed-Use Investment / Future Development

This is the first time on the market for this fully leased 12,524 SF freestanding, commercial/residential mixed-use building on a 60' x 122' lot. The commercial section is leased to a diverse mix of 6 long-term tenants and 2 of the 4 residential units have been recently renovated. This property has immense future development upside in accordance with the Broadway Plan which provides the potential to build up to 25 storeys and an 8 FSR on this block. It is conveniently located a block from the Skytrain station at Broadway and Granville St. South Granville has continued to be a prestigious area with some of the finest retailers in the city. It is a desirable area to live with Granville Island only steps away and mere minutes from downtown.



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Building

This building was constructed in 1980 and the developer has retained ownership since its construction. It is a unique development with a split-level retail component which is leased to 6 long-term tenants totaling 6,501 SF, and on the top level are 4 spacious, one bedroom residential units with sizes ranging between 817 and 904 SF, each with a private balcony and solarium.

Commercial Tenants

Address	Size	Tenant
Lower - Level Retail		
2231 Granville St	815 SF	Macao Imperial Tea
2233 Granville St	2,451 SF	Vancouver Fine Art Gallery
Upper - Level Retail		
2239 Granville St	830 SF	Future Fade Barbershop
2241 Granville St	779 SF	Voka Deka Esthetics Salon
2243 Granville St	791 SF	Veian Tattoo
2245 Granville St	835 SF	Vacant

Residential Component

Address	Size	Balcony	Occupancy
2239A Granville St	900 SF	95 SF	Occupied
2241A Granville St	817 SF	91 SF	Occupied
2243A Granville St	822 SF	91 SF	Occupied
2245A Granville St	903 SF	95 SF	Occupied

Property Details

Lot Size

7,200.15 SF (60' x 120')

Zoning

C-3A - Commercial

Land Use

Granville/Burrard Scopes - Area D
(FGBD Broadway Plan)

Property Taxes (2025)

\$84,454.70

Stabilized Net Income

Contact Listing Agent

Price

\$11,999,000 \$10,999,000

Conor Finucane*
Commercial Sales & Leasing
604 691 6604
cfinucane@naicommercial.ca
*Personal Real Estate Corporation

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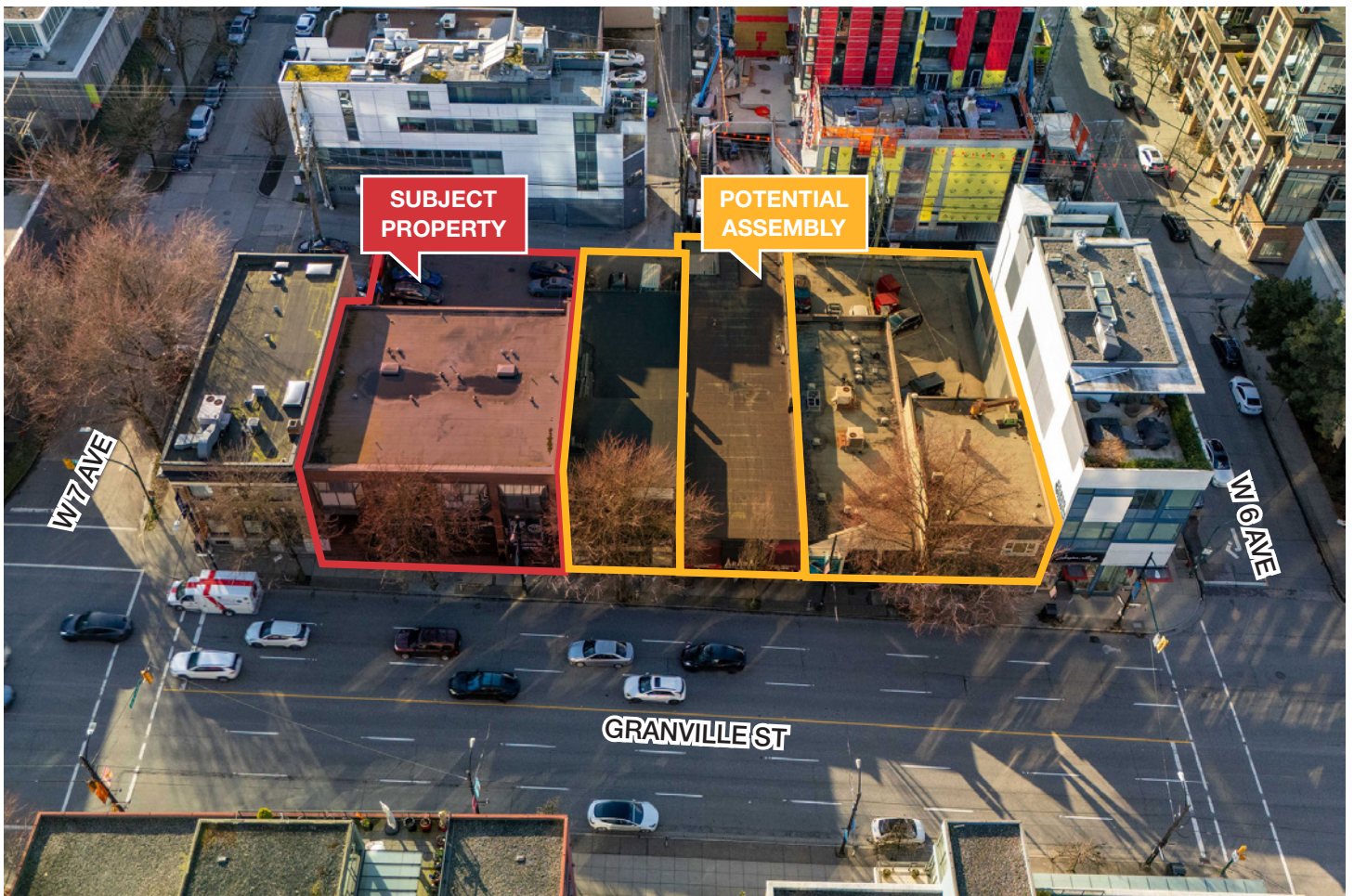
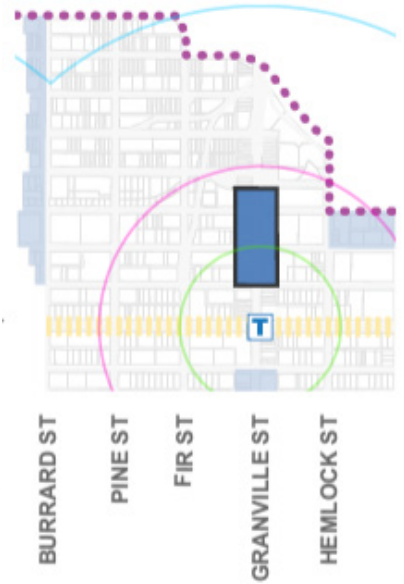
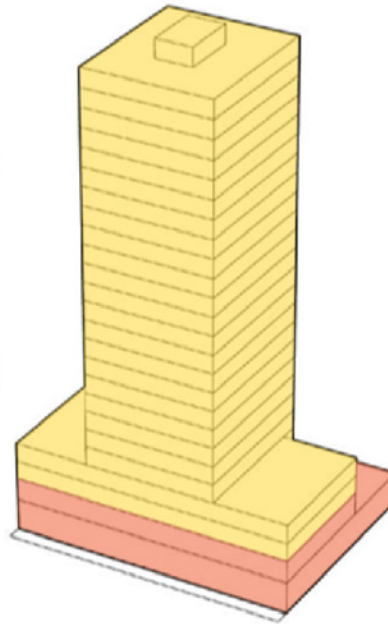
Location

This property is located on the west side of Granville St one lot north of West 7th Avenue. It is directly adjacent to Heffel Fine Art Auction House, who is Canada's leading fine art auction house. Once dubbed Gallery Row, this strip of retail remains to be home to many fine art dealers and stores and is the northern arm of the South Granville Shopping District. It is a vibrant neighbourhood known for its mix of affluent residential and commercial space and is characterized by tree-lined streets, boutiques, art galleries and a variety of dining options.

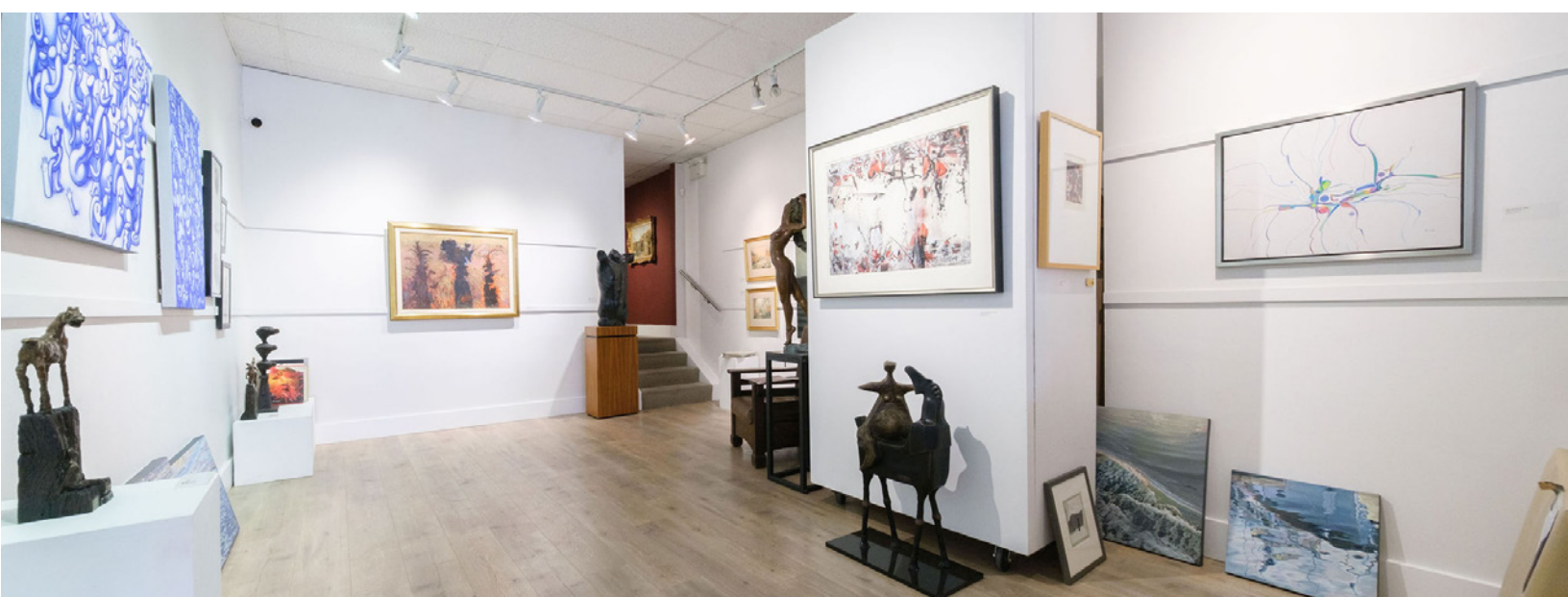
This property is just over 200 metres from the new SkyTrain Station at the corner of Broadway and Granville Street where a new development by PCI is nearing completion. That 39 storey project is comprised of 226 rental units, 30,000 SF of retail and 103,000 SF of office space.

Current Policy

- Up to 25 storeys and 8.0 FSR, dependent on site size and conditions
- Building heights and densities contingent on protected public views
- A minimum of two levels of non-residential uses (e.g. job space) is required, including active ground floor retail/service uses along Granville Street
- Options for secured rental housing with below-market units, strata ownership housing, or social housing



Commercial Photo Gallery



[PHOTO GALLERY LINK](#)

NA Commercial

Residential Photo Gallery

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DIGITALLY STAGED BALCONY



DIGITALLY STAGED LIVING ROOM



DIGITALLY STAGED BEDROOM

Potential Views





DOWNTOWN

KITSILANO

GRANVILLE ISLAND

Conor Finucane*

Commercial Sales & Leasing

604 691 6604

cfinucane@naicommercial.ca

*Personal Real Estate Corporation

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NAI Commercial

1075 W Georgia St, Suite 1300

Vancouver, BC V6E 3C9

+1 604 683 7535

naicommercial.ca