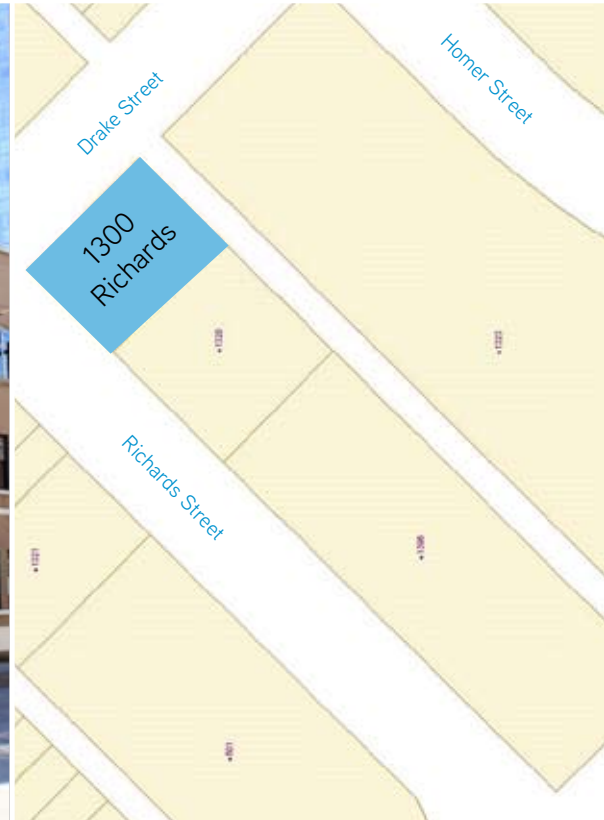


FOR SALE > INVESTMENT/DEVELOPMENT OPPORTUNITY



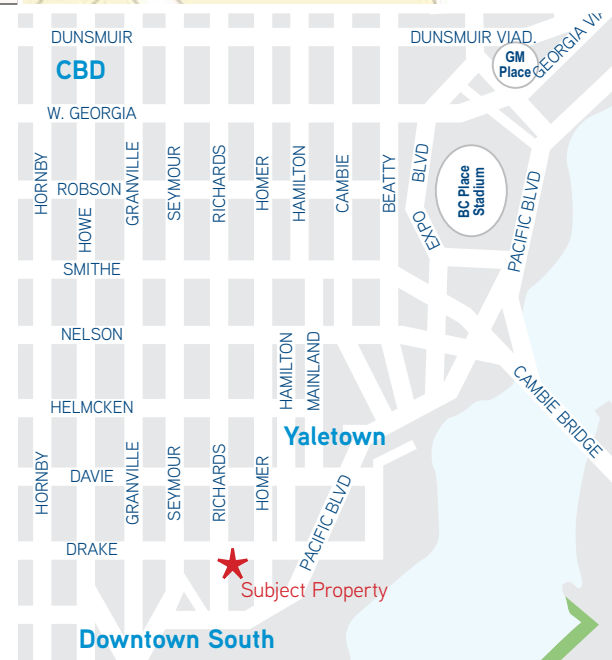
# 1300 Richards Street

VANCOUVER, BC



## Investment Highlights

- > Rare, Landmark Development Opportunity with Significant Holding Income
- > Corner Property in one of Vancouver's most sought after Neighbourhoods
- > Few Remaining Development Sites in Downtown Peninsula
- > Irreplaceable Land
- > Attractive Office Space
- > Opportunity to Assemble Block and Drive Further Value
- > Will Set a New Standard for Downtown South



For more information, please contact:

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COLLIERS INTERNATIONAL  
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# 1300 Richards Street, Vancouver, BC

## Municiple Address

1300 Richards Street, Vancouver, B.C.

## Legal Description Plan

Plan # 5210 Lot A Block 115 District Lot 541 Land District 36  
PID: 011-207-931

## Site Area

7,500 sq ft (0.172 acres)

## Frontage

100 feet on Drake Street, 75 feet on Richards Street

## Improvements

The property is improved with a 3-storey office building.

## Net Rentable Area

13,264 sq. ft.

## Zoning & Density

DD - Downtown District (Subarea L1)

The intent is to provide a wide range of services, residential and commercial activities that suit the overall character of the various neighbourhoods within the downtown peninsula. Maximum permitted density in the L1 subarea is 3.0 FSR, except for corner sites with a minimum frontage of 175 feet and a minimum site area of 21,000 square feet; or for interior sites with a minimum frontage of 200 feet and a minimum site area of 24,000 square feet, the maximum permitted density is 5.0 FSR.

## Assessed Value (2010)

Land:	\$4,287,333
Improvements:	\$78,600
Total:	\$4,365,900

## Gross Taxes (2010)

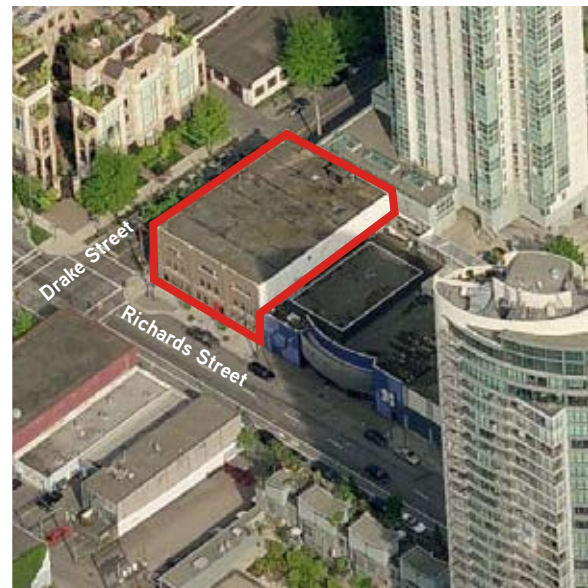
\$82,979.42

## List Price

\$6,150,000

## Location

The property is ideally situated in the Downtown South neighbourhood, on the Southeast corner of Drake and Richards Streets, just blocks from Concord Pacific Place in Northeast False Creek and mere minutes from Yaletown. This neighbourhood has flourished over the past 10 years to become not only one of the most desirable neighbourhoods in Vancouver, but indeed, in all of Canada.



## Contact Us

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