

The Creative Campus

A unique opportunity
rezoned for development

Property For Sale



271 East Second Avenue, Vancouver, B.C.

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Location



271 East Second Avenue, Vancouver, B.C.

Situated on East 2nd Avenue, a high exposure east-west arterial route through the city and within the innovation and creative industrial hub of the city. The property is also adjacent to the Emily Carr Campus and the Centre for Digital Media, and only a few blocks north “a vacant 18.5 acre site is slated to become the future home for a new St. Paul’s Hospital and Health Campus”.

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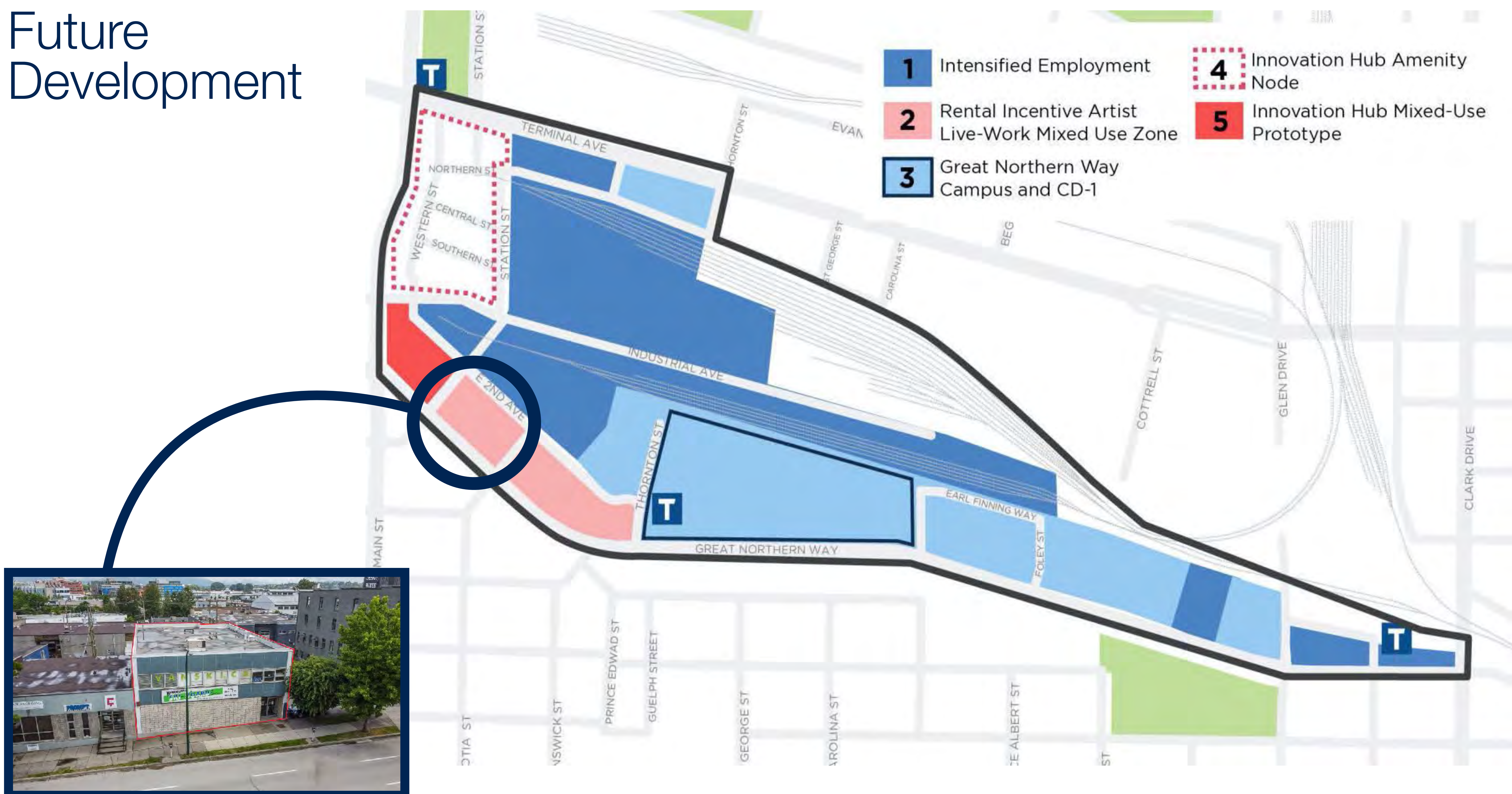


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Future Development



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Maximum floor space ratio 4.0 subject to City approval with conditions outlined in the District Schedule. Located within the “Creative Campus” of the False Creek Flats Plan (approved by council May 2017), the City intends to inspire a creative economy and allow additional density to increase job space and new rental housing opportunities that support employee-heavy industrial and commercial uses around transit

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City Zoning



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IC-3; various light industrial, live arts and theatre, residential and related uses that are generally compatible with adjoining residential and commercial districts. Service uses compatible with and complementing light industrial uses and a limited number of office uses; the City of Vancouver

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Rapid Transit



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A longstanding location of transportation significance,
... the Creative Campus is well-served by transit. Already home to two stations,
serving both the Expo and Millennium lines, this area will see another station built as
part of an extension of the Millennium Line along Broadway.

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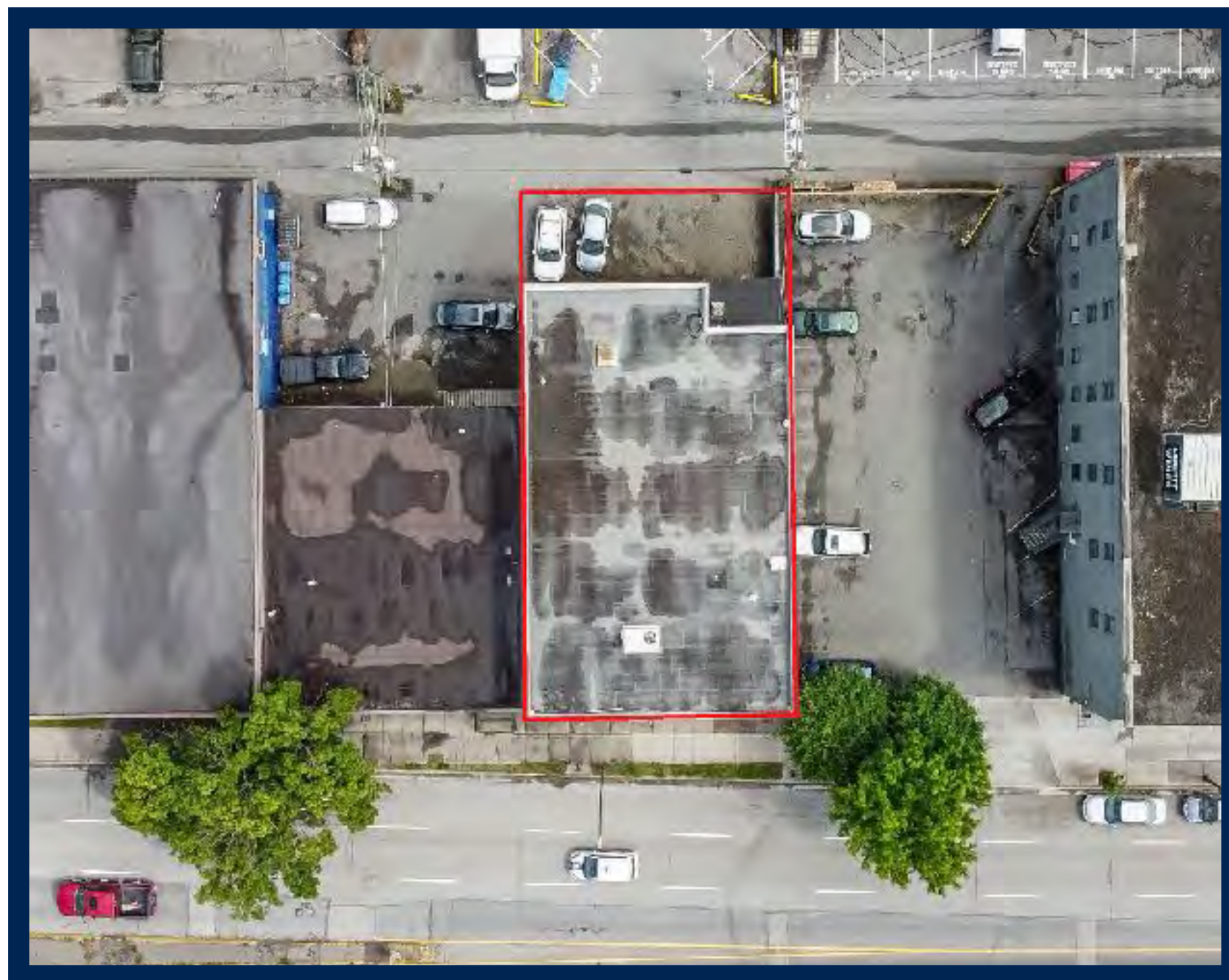
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Property Details

Phase 1 Environmental:	Completed May 19 2020 – no further work recommended		
2020 BC Assessed Value:	\$5,451,200		
Approximate Building Areas:			
	Gross Main Floor	3,562 sq ft	
	Gross Upper Floor & Mezz	3,738 sq ft	
	Total Estimated Building Area:	7,300 sq ft	
	Area tenanted to July 31 2022	3,016 sq ft	
	Area to be vacant	4,284 sq ft	
Year Built	1965 (according to BCAA)		
Power	3 phase 120/208; 400 amp		
Ceiling Height	Main level - 12’6” underside of ceiling		
	Main level - 10’6” clear		
	Upper level – 9’6” clear		
Parking Stalls	5 on-site stalls		
Loading	1 rear dock height bay with overhead loading door		
Occupancy & Availability	Currently fully occupied although a portion of space can be vacant with reasonable notice		
Sale Price	Contact listing agent		



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