

## OPPORTUNITY

Located just 200 meters away from Marine Gateway, 8655 Cambie Street is a prime redevelopment opportunity under the Intensive Employment designation within the Marpole Community Plan. Marine Gateway is an award-winning transit-oriented urban retail and entertainment centre featuring Cineplex Cinemas, T&T Supermarket, Steve Nash Fitness World, Winners, among many others. This rapidly growing commercial and residential core has more than 2,000 newly developed residential units, as well as, future plans in place to expand the retail amenities nearby. The area surrounding Marine Gateway is set to undergo a major revitalization and 8655 Cambie Street represents a rare opportunity to be a part of this transformation.

## PURCHASE PRICE

\$36,000,000

## PROPERTY DETAILS

### SITE SIZE

36,198 sq. ft.

### PID

003-419-126

### PROPERTY TAXES

\$33,844.98 (2017)

### TENANCY DETAILS

Multiple short term tenancies in place.  
Please contact Listing Brokers for additional details.

### CIVIC ADDRESS

8655 Cambie Street, Vancouver, BC

### CURRENT ZONING

I-2 Light Industrial

### PERMITTED DENSITY & USE

3.00 FSR (108,594 sq. ft.)  
Rezoning to 100% office uses will be considered  
Buildings up to 100 feet of height permitted

## INVESTMENT HIGHLIGHTS

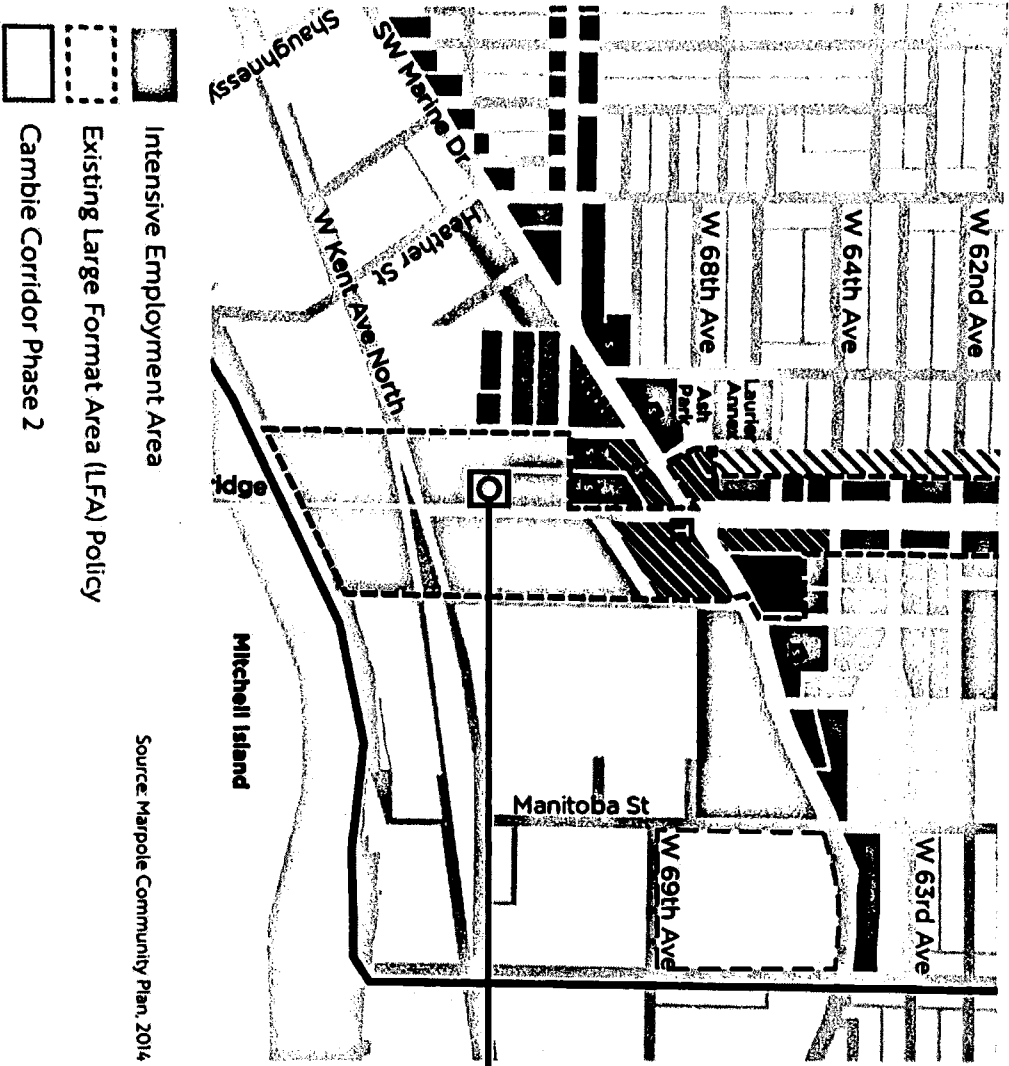
Only 31 total properties carry the Intensive Employment designation in the Marpole Community Plan. Currently 21 of these sites are controlled by owner-occupiers or developers.

Office space at Marine Gateway is now 100% leased. Notable tenancies include Intel, WeWork, Royal Canadian Bank, and City of Vancouver.

No strata office supply in all of South Vancouver. Strata office projects in Mt. Pleasant are achieving in excess of \$1,000 per sq. ft.



Property outline is approximate



### MARPOLE COMMUNITY PLAN

The property is designated as an Intensive Employment site under the Marpole Community Plan (2014).

The designation supports high density mixed-use commercial developments. This density may be applied to any combination of office, retail, service or light industrial uses subject to approval from a rezoning process.

The maximum height of all buildings and accessory structures permitted under Intensive Employment Area designation is 100 feet.

