

FRASER · ELLIOTT  
COMMERCIAL

Freestanding Building  
on Broadway Corridor

For Sale

1985 Broadway W  
Vancouver, BC



## SALIENT FACTS

**PID:**  
006-997-490

**Legal:**  
LOT E BLOCK 326 DISTRICT LOT 526 PLAN 19514

**Land Size:**  
17,276 SF

**Year Built:**  
1985

**GLA:**  
53,512 SF

**Parking:**  
108

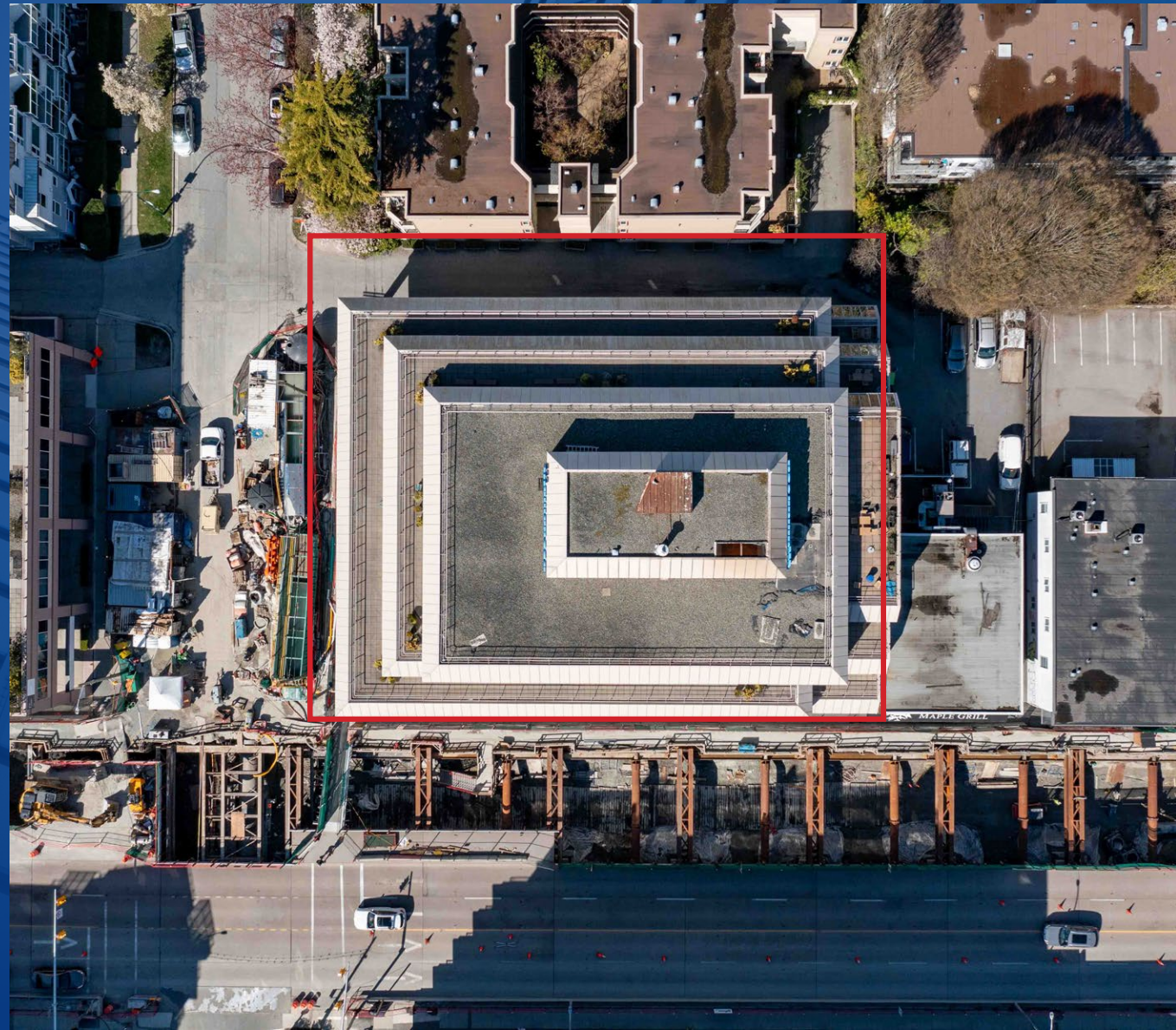
**Zoning:**  
C-3A - Commercial

**NOI:**  
Inquire

**Pricing:**  
Inquire

## DESCRIPTION

Freestanding, 5-storey Kitsilano office building on the high-profile West Broadway Corridor. This outstanding location is situated only one block from the planned Arbutus Subway Station and just minutes to Downtown Vancouver. Total GLA is 53,512 sq.ft. on a 17,276 sq.ft corner lot. Value-add opportunity as 34% of the building is unoccupied plus the OCP allows for multiple redevelopment uses including market condos, office/hotel and secured rental. FSR ranges from 5.0-9.5 depending on use.



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# FEATURES

Prime West Broadway / Kitsilano location, at the corner of West Broadway & Maple Street • Abundant restaurant, cafe, retail, and services amenities nearby on West Broadway and on Fourth Avenue • Convenient access to major vehicular, transit, and bike routes and an eight-minute drive to Downtown Vancouver • First-class office building, with updated building systems and well-appointed common areas



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