



8257 OAK STREET
VANCOUVER, BC

AVAILABLE

Rare mixed-use development site with existing holding income. Potential to build up to 8 storeys under the Marpole Official Community Plan.

icon&co.
AN AFFINITY FOR LIVING

Jaclyn Chan, Associate
778.862.3650
jaclyn@icon-marketing.ca

Crystal Hung, Managing Broker
778.893.2422
crystal@icon-marketing.ca

Salient Facts

Municipal Address

8257 Oak Street, Vancouver, BC

Parcel Identifier

006-966-039

Legal Description

Lot A Block B Plan 19729 District Lot 319
NWD of Lot 1, & DL 323 & 324

Site Area

18,202 SF

Existing Building Area

8028 SF

Frontage

160 feet along Oak Street

Zoning

C-1 Commercial

Potential Density

3.0 FSR (based on Marpole OCP)

Est. Net Operating Income (2016)

\$233,000 per annum

Assessed Value (2016)

Land: \$8,381,000
Building: \$18,800
Total: \$8,399,800

Price:

Contact Listing Agents

**All areas and measurements are approximate and should be independently verified.*

Opportunity

Icon & Co. is pleased to present an opportunity to acquire a rare mixed-use development site in the Marpole community, with the **potential to build up to 8 storeys of commercial and residential uses.**

The site has a total area of approximately 18,202 SF. The existing building is anchored by Starbucks and a mix of restaurants and stores, providing strong holding income.

Location

The property is located in the rapidly developing neighbourhood of Marpole along the Oak Street Corridor. To the north of the subject property, there are active townhome developments underway. The site immediately east and across the street of the subject property will be seeing an 8-storey mixed-use rezoning application submitted in the near future.

Existing Improvements

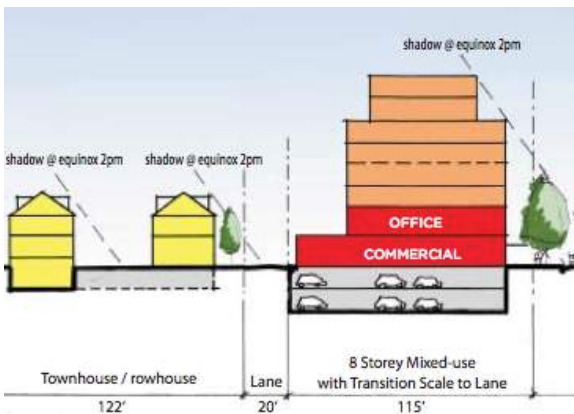
The existing building was built in 1949, and is comprised of approximately 8028 SF of rentable area. Please contact agents for current lease terms and rent roll.



Development Potential

Under the Marpole Community Plan, approved in 2014, a mixed-use development up to 8-storeys may be built, with a density allowance of up to 3.0 FSR. A mix of commercial uses, including retail and service, is required at the ground floor. Office use above the first floor level is encouraged, and residential and/or commercial uses are permitted on the upper floors.*

**Source: Marpole Community Plan, City of Vancouver, 2014*



8257 OAK STREET

VANCOUVER, BC

AVAILABLE

Jaclyn Chan, Associate
778.862.3650
jaclyn@icon-marketing.ca

Crystal Hung, Managing Broker
778.893.2422
crystal@icon-marketing.ca

icon&co.
AN AFFINITY FOR LIVING

Icon & Co.
3-1151 West 8th Avenue
Vancouver, BC V6H 1C5
www.iconco.ca

This document/email has been prepared by Icon Marketing Inc. for advertising and general information only. Icon Marketing Inc. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Icon Marketing Inc. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Icon Marketing Inc. and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. *Personal Real Estate Corporation