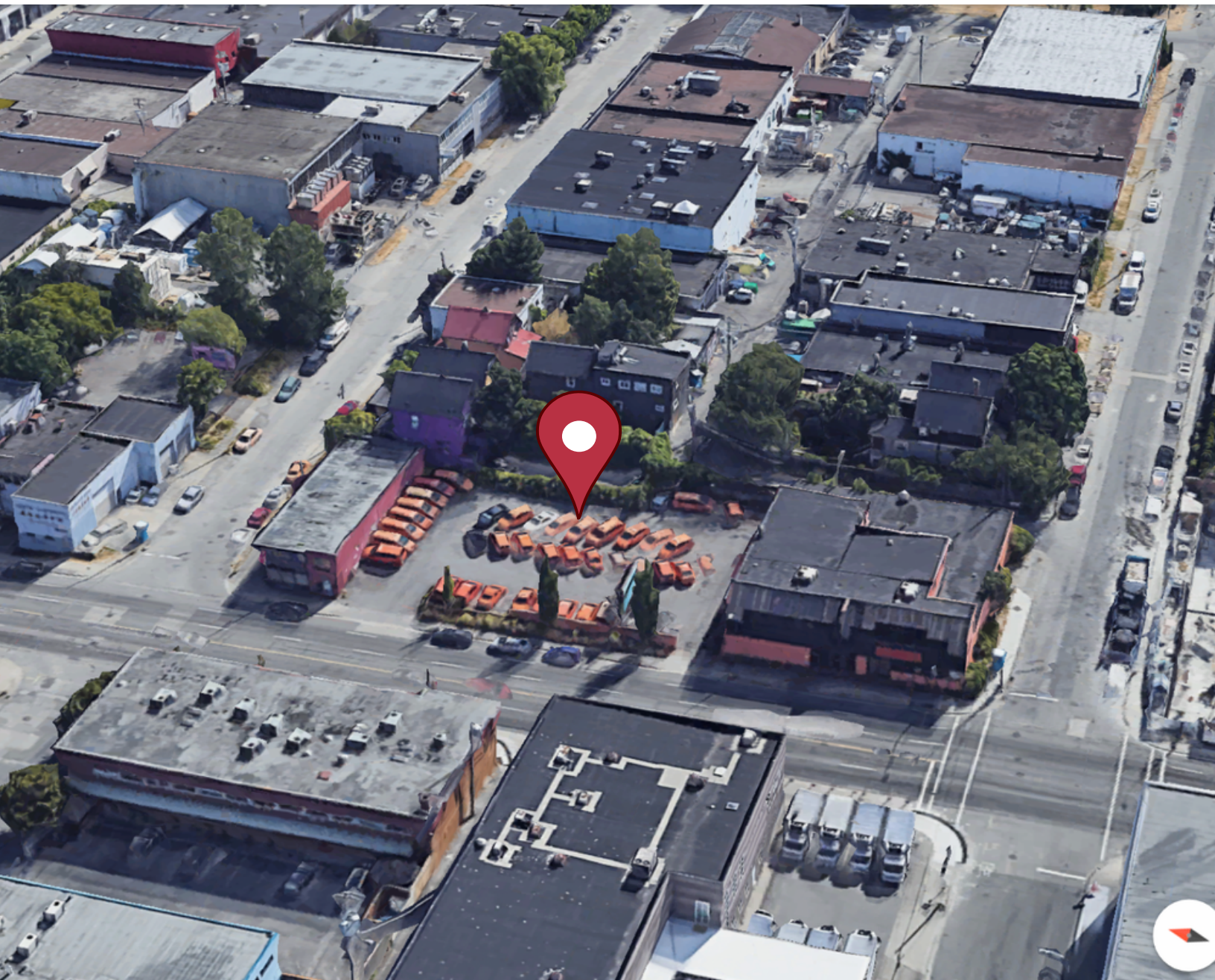


FOR SALE

706 CLARK DR
720 CLARK DR
790 CLARK DR
1320 E. GEORGIA ST

VANCOUVER, BC

EAST VANCOUVER
LIGHT-INDUSTRIAL
& OFFICE SITE



REPUBLIQUE
GROUP

WWW.REPUBLIQUEGROUP.COM

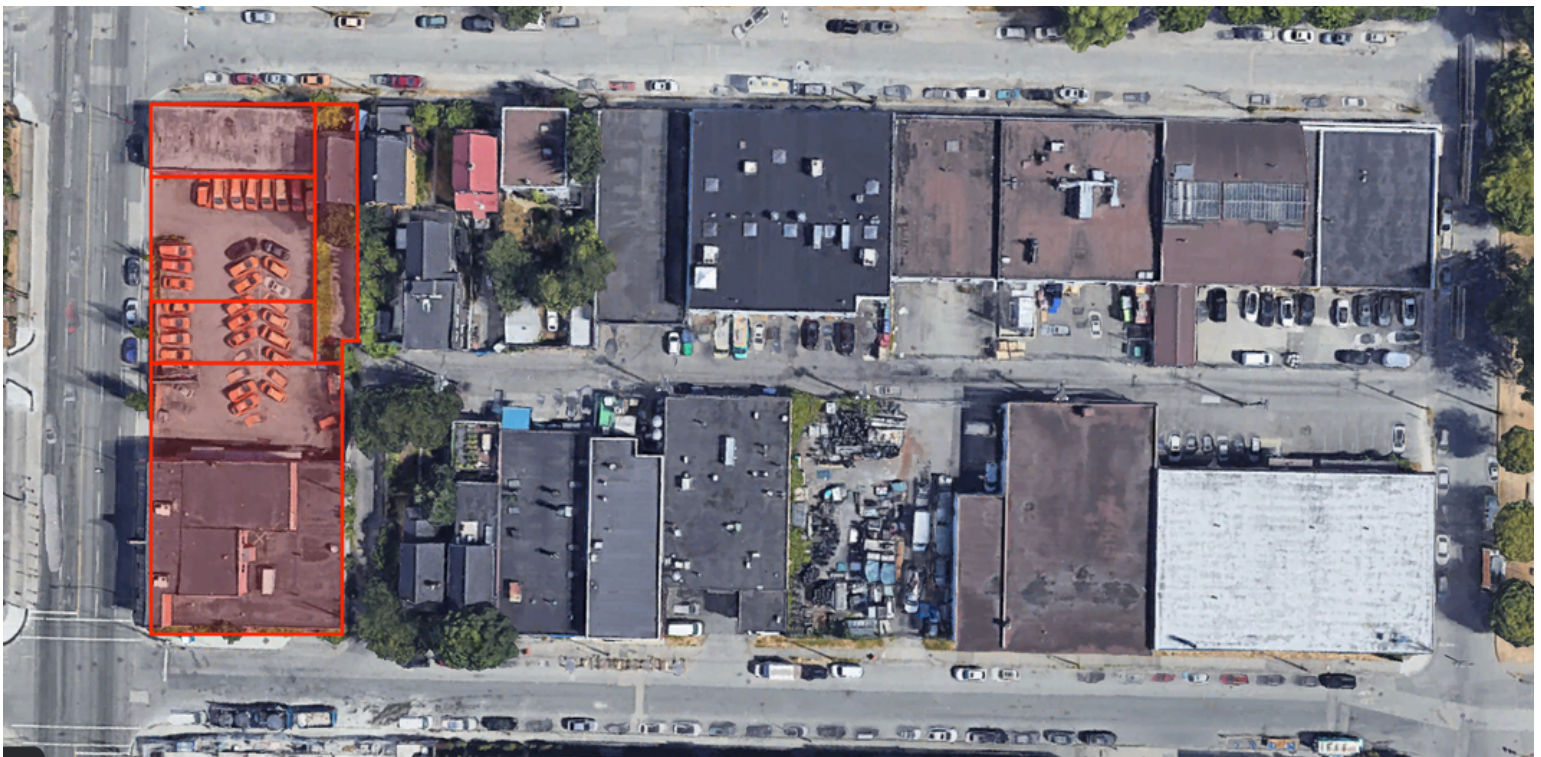
RANDY LIM

604-968-8111

randy@republiquegroup.com

PROPERTY DETAIL

CIVIC ADDRESS	LOT SIZE (SF)	APPROX. BUILDING SIZE (SF)
706 Clark Dr	2,882	3,777
720 Clark Dr	5,764	N/A
790 Clark Dr	16,458	8,880.0
1320 E.Gergia St	3,031	2,076.0
TOTAL LOT SIZE	28,135	



REDEVELOPMENT OPPORTUNITY

EXISTING

Lot Size: 28,135 SF
 FSR: 3.0
 Max Height 60 FT
 Zoning: I-2



POTENTIAL

Buildable: 112,540 SF
 FSR: 4.0
 Max Height 120 FT
 Zoning: I-2

THE LOCATION

The subject property is situated in a highly desirable neighborhood in the heart of East Vancouver. Located in a high traffic corner of Clark Drive and E. Georgia St.

- Primely located in the Mid-Point between Downtown Vancouver, Highway 1, and Mount Pleasant.
- Only minutes away from Commercial Dr, the future St. Paul's Hospital and Health Campus in the False Creek Flats

- Nearby VCC-Clark SkyTrain station, transit route, and key bike route (Adanac Bikeway).



THE NEIGHBOURHOOD

Conveniently located with swift access to local breweries, shops, and restaurants.



BREWERIES



RESTAURANTS



CAFES



BUSINESS

THE ZONING & OCP

ZONING: I-2 LIGHT INDUSTRIAL

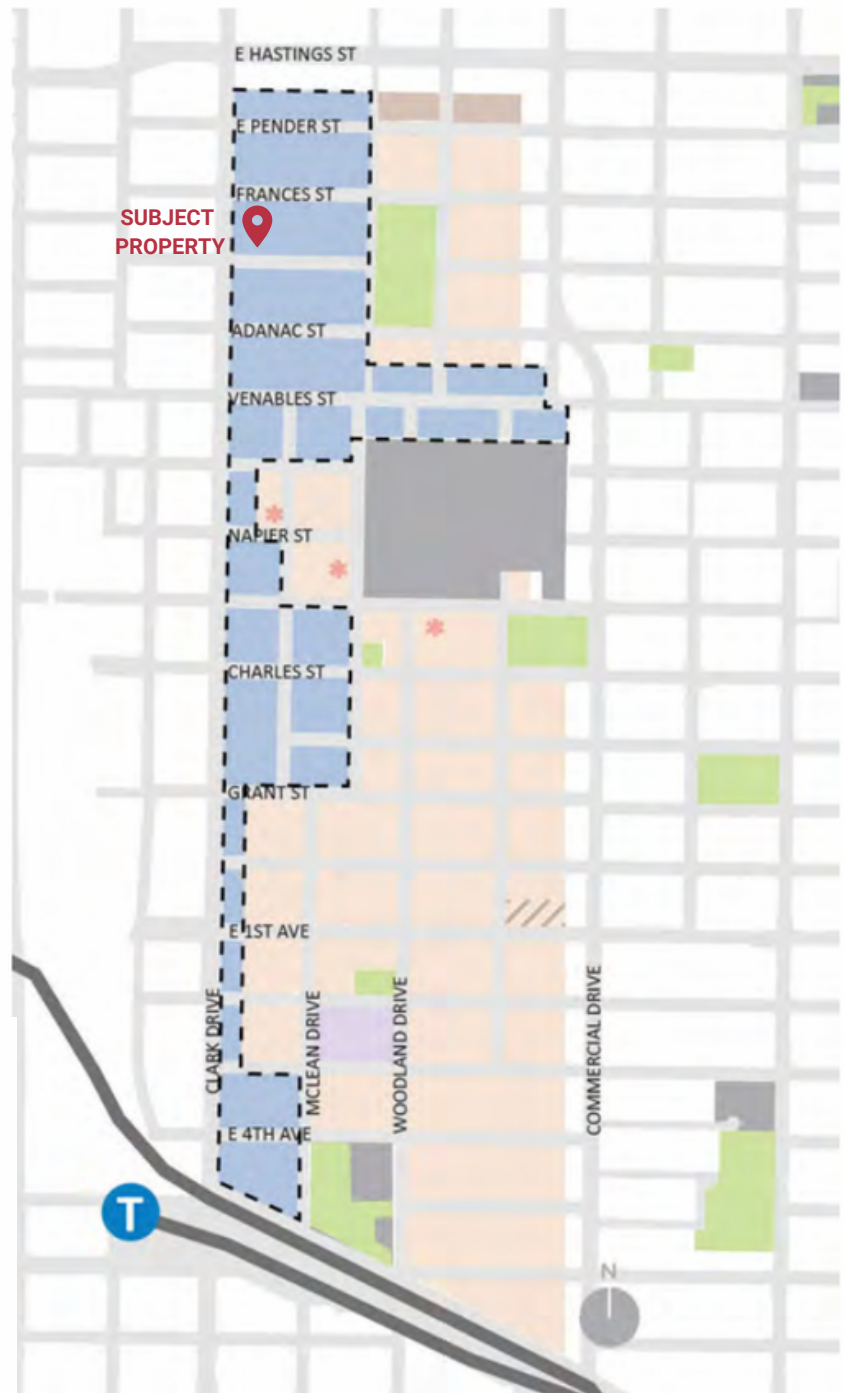
INTENT: To permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city. [\(Please refer to I-2 District Schedule\)](#)

OCP: Grandview-Woodland Community Plan

LAP: Britannia Woodland - Clark Industrial - Light Industrial
 (Please refer to "Clark Industrial" on pg. 87 on the [Community Plan](#).)

Legend

- SkyTrain line
- Park
- School / Institutional
- I - Light industrial
- Apartment (10+-storeys)
- Apartment (10-storeys)
- Apartment (6-storeys)
- At-grade commercial
- Local-serving retail site



NEARBY DEVELOPMENT COMPARABLES



PROJECT OVERVIEW

UNIT MIX:
Light Industrial, Office & Warehouse

LOCATION:
1930 PANDORA STREET

WEBSITE:
<https://ironworksvancouver.com/>

ZONING:
I-2

YEAR BUILT:
2019



PROJECT OVERVIEW

UNIT MIX:
Light Industrial & Office Strata

LOCATION:
1308 Adanac St. Vancouver
(Corner of Clark Dr & Adanac St)

TOTAL SIZE:
30,905 SF

STORIES:
5

ZONING:
I-2

YEAR BUILT:
2022



PROJECT OVERVIEW

UNIT MIX:
Light Industrial & Office Strata

LOCATION:
1221 East 2nd Ave
(Corner of Clark Dr & East 2nd)

TOTAL SIZE:
197,948 SF on a 1.5-acre lot

STORIES:
5

ZONING:
I-2

YEAR BUILT:
2024



REPUBLIQUE GROUP

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