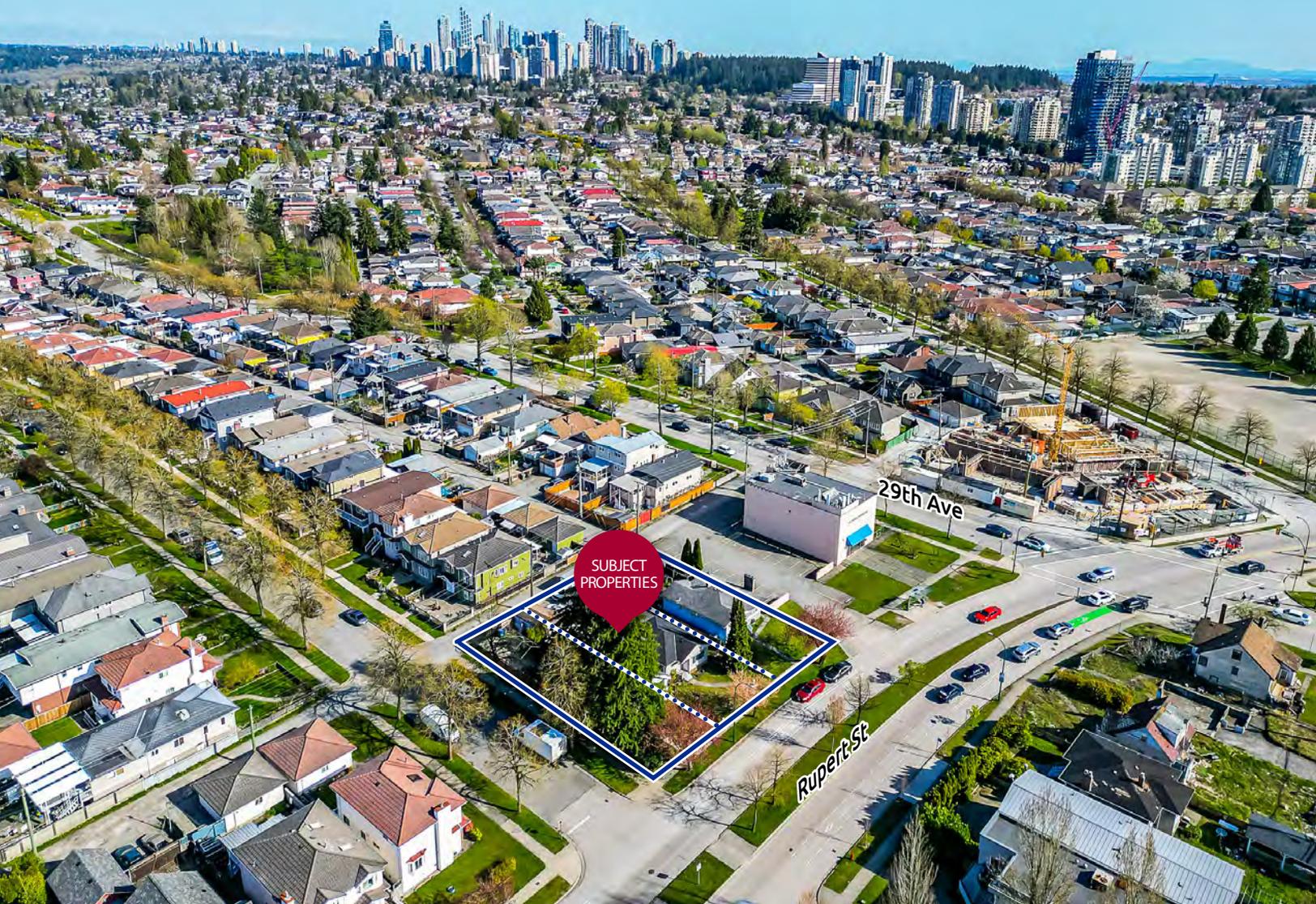


FOR SALE

TRANSIT-ORIENTED DEVELOPMENT SITE

4404 - 4440 Rupert Street, Vancouver, BC



Gagan Sohi, PREC

604.753.1000

gagan.sohi@macdonaldcommercial.com

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL



4404 - 4440 RUPERT STREET

Vancouver, BC

ADDRESSES

4404 Rupert St Vancouver
4424 Rupert St Vancouver
4440 Rupert St Vancouver

PID(S)

012-716-707; 008-195-102; 014-391-384

TOTAL SITE AREA

± 0.3 Acres / ±12,883 sq. ft.

IMPROVEMENTS

3 Detached Homes

AREA PLAN

Renfrew-Collingwood

ZONING

C1 Commercial

ASSESSED VALUE (2024)

\$5,730,000

PRICE

Contact Listing Agent

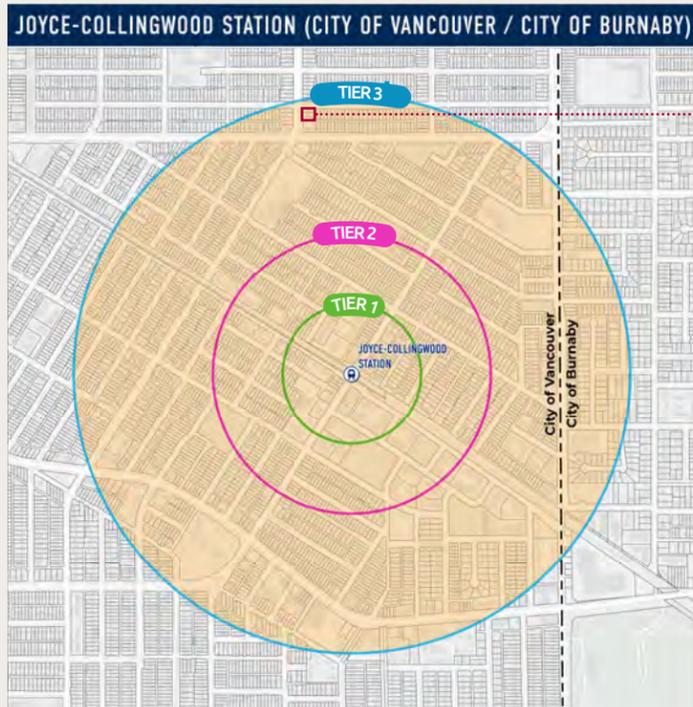


PROPERTY FEATURES

- » Fully efficient corner site with 114.75' of frontage and 112' of depth with back lane access.
- » Mixed Use allowing for strata or rental development. Designated 3 FSR & 8 Storey under Bill 47 Transit Oriented Area (TOA).
- » Currently improved with three single-family detached homes offering solid holding income.
- » Surrounded by new developments & close proximity to shopping, restaurants, education, parks & recreation.



DEVELOPMENT POTENTIAL



The subject site is within the 800-metre Tier 3 Transit Oriented Area (TOA), which allows for a minimum allowable FSR of 3 and a minimum allowable height of 8 storeys (midrise).

source: Transit Orientated Development Area BC

Tier	Catchment Area (distance from station)	Height	Density
Tier 1	< 200 m	Up to 20 storeys	Up to 5.50 FSR
Tier 2	200-400 m	Up to 12 storeys	Up to 4.00 FSR
Tier 3	400-800m	Up to 8 storeys	Up to 3.00 FSR*

*A maximum density of 3.40 FSR will be considered for mixed-use arterial sites providing continuous at-grade commercial use, provided all other requirements of this policy are met.

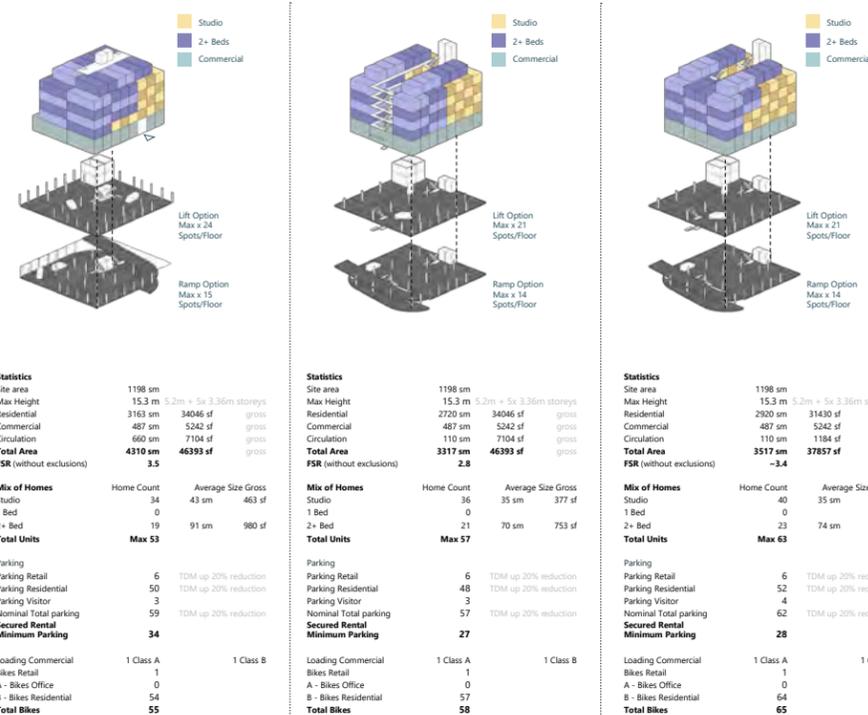


BUILDING FORM EXAMPLES

DEVELOPMENT PATHWAYS



	Double Loaded RR-3A / CD-1		Double Loaded RR-3B / CD-1		I Shape RR-3B / CD-1		U Shape with Commercial (Recommended) RR-3B / CD-1					
	Link	Link	Link	Link	Link	Link	Link					
Max Height	15.3 m	50'	~1+3 storeys	22 m	72'	~1+5 storeys	22 m	72'	~1+5 storeys	22 m	72'	~1+5 storeys
Site area	1198 sm	12895 sf	1198 sm	12895 sf	1198 sm	12895 sf	1198 sm	12895 sf	1198 sm	12895 sf	1198 sm	12895 sf
Residential	1984 sm	21356 sf	gross	3163 sm	34046 sf	gross	2720 sm	29278 sf	gross	2920 sm	31430 sf	gross
Commercial	487 sm	5242 sf	gross	487 sm	5242 sf	gross	487 sm	5242 sf	gross	487 sm	5242 sf	gross
Circulation	440 sm	4736 sf	gross	660 sm	7104 sf	gross	110 sm	1184 sf	gross	110 sm	1184 sf	gross
Total Area	2911 sm	31334 sf	gross	4310 sm	46393 sf	gross	3317 sm	35704 sf	gross	3517 sm	37857 sf	gross
FSR (without exclusions)	2.5		3.5		2.8		~3.4					
Mix of Homes	Home Count	Average Size Gross	Home Count	Average Size Gross	Home Count	Average Size Gross	Home Count	Average Size Gross				
Studio	22	43 sm	463 sf	34	43 sm	463 sf	36	35 sm	377 sf	40	35 sm	377 sf
1 Bed	0			0			0			0		
2+ Bed	12	91 sm	980 sf	19	91 sm	980 sf	21	70 sm	753 sf	23	74 sm	797 sf
Max Total Units	Max 34			Max 53			Max 57			Max 63		
Nominal Total parking	40			57			51			51		
Secured Rental Minimum Parking	24			34			21			29		
Total Bikes	36			55			58			65		

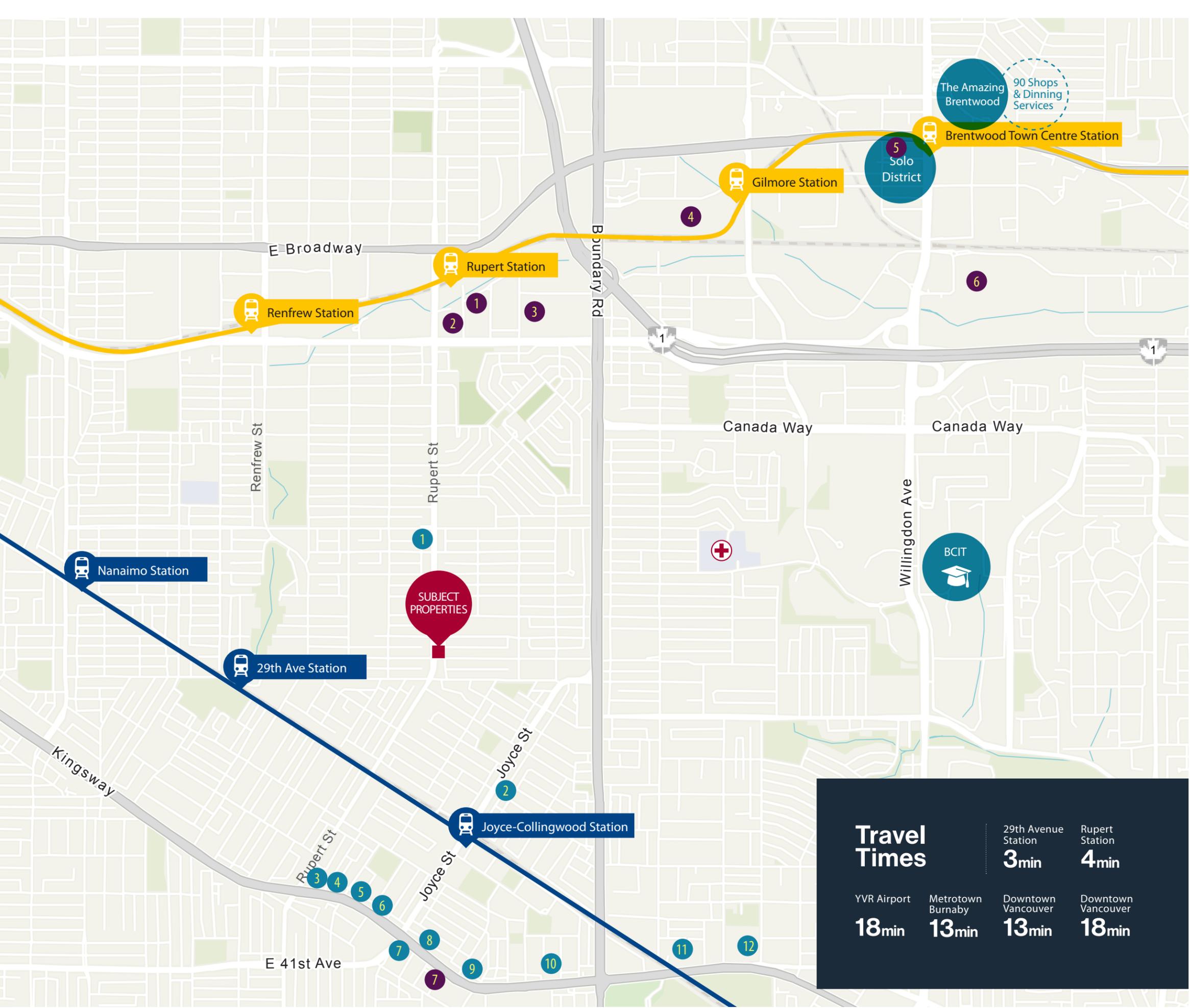


NEARBY APPLICATIONS



4506 Rupert Street & 3309 Price Street
C-1 and RS-1 to CD-1
Secured Market Rental Housing (Rental 100) Policy (Obsolete)
Submitted Feb 2018
Approved Nov 2020

4459 Rupert Street (LWPAC/IC)
C-1 to CD-1
Secured Market Rental Housing (Rental 100) Policy (Obsolete)
Submitted June 2017
Approved June 2018



NEARBY AMENITIES

CAFÉS / RESTAURANTS

1. Paramount Chinese Seafood Restaurant
2. Panaderia Latina Bakery
3. Chili Pepper House
4. Shenji BBQ Restaurant
5. Metro Coffee Bar & Billiards
6. Jambo Grill
7. Happy Day Cafe
8. Oh My Toast and Chicken
9. Tim Hortons
10. Canffle
11. Cantaritos Mexican Grill
12. Kimshaker Resto

SHOPPING / SERVICES

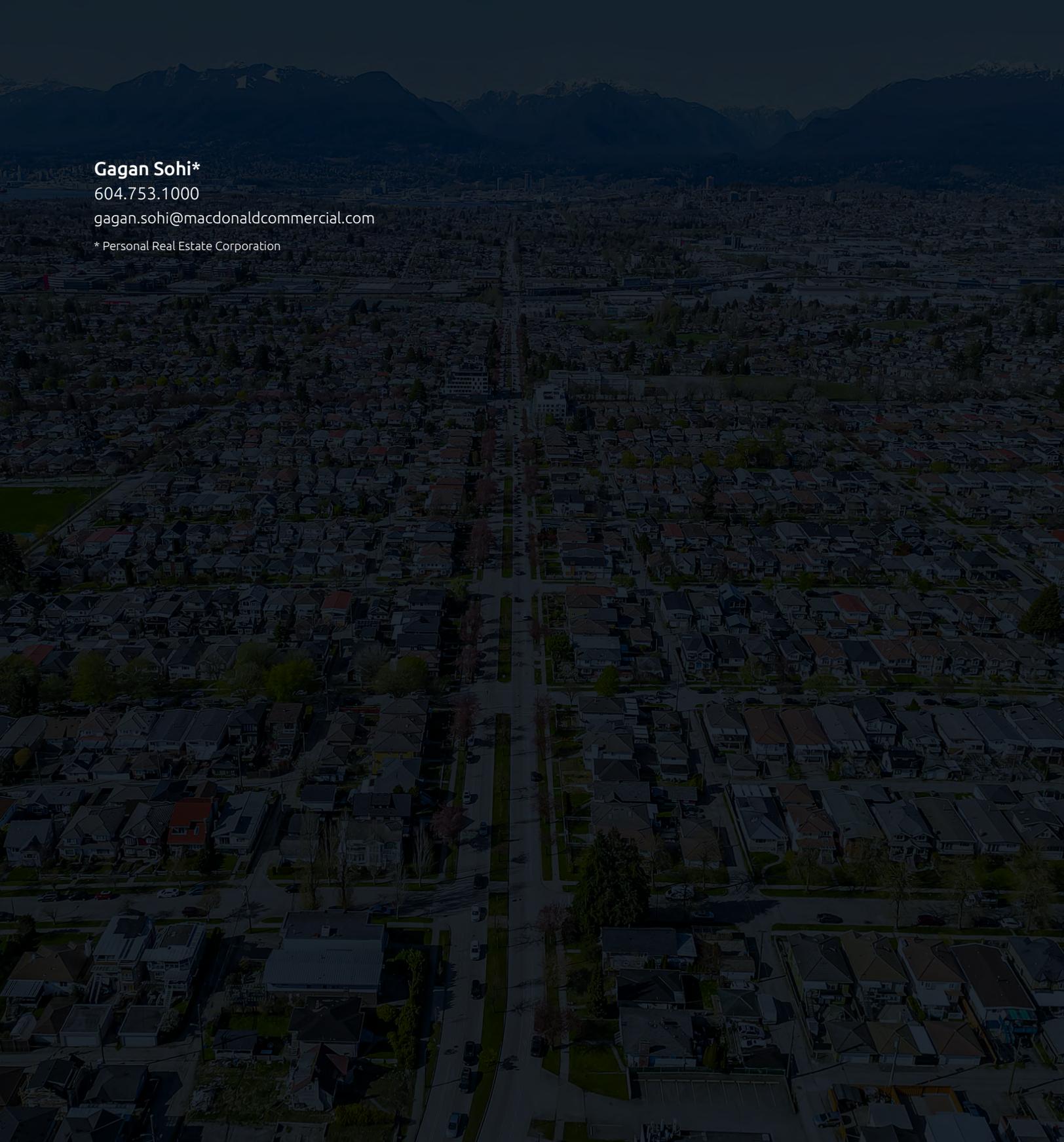
1. Canadian Tire
2. PetSmart
3. Walmart Supercentre
4. The Home Depot
5. Whole Foods Market
6. Costco
7. Safeway

- Millennium Line
- Expo Line
- ⊕ Burnaby Hospital

Travel Times			
	29th Avenue Station	Rupert Station	
	3min	4min	
YVR Airport	Metrotown Burnaby	Downtown Vancouver	Downtown Vancouver
18min	13min	13min	18min

LOCATION SCORE		
Walk Score	Transit Score	Bike Score
81	81	72
VERY WALKABLE	EXCELLENT TRANSIT	VERY BIKEABLE

source: walkscore.com



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