



FOR SALE
3511 & 3523 KINGSWAY
VANCOUVER | BC

Kingsway Redevelopment Opportunity with Strong Holding Income

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3511 & 3523 KINGSWAY | VANCOUVER, BC


Property Overview


NAI Apartments is pleased to present an opportunity to acquire 3511–3523 Kingsway, Vancouver.

The properties are improved as mixed-use properties containing six commercial tenants, and twenty-one residential units. The combined site size of the properties is a 18,584 SF corner site. The properties are C-2 zoned, offering flexible development opportunities without the requirement of a rezoning application. Under the C-2 guidelines, a four-storey mixed use condo development or six storey mixed-use rental development can be achieved.


 [Request access to the data room](#)

Investment Highlights

 **Large 18,584 SF Corner Site**
148' frontage along Kingsway

 **No rezoning** required

 **Transit-Oriented Development Area**
Within 800 metres of Joyce-Collingwood SkyTrain Station

 **Strong holding income**

Property Details

Address:	3511 Kingsway	3523 Kingsway
PID:	014-473-968	008-069-425
Year Built:	1972	1954
Lot Size:	9,509 SF	9,075 SF
Zoning:	C-2	C-2
Net Operating Income:	\$410,026	
Price:	\$12,500,000	

Property Highlights

- ▶ 3511 Kingsway replumbed (~4 years)
- ▶ 3511 Kingsway roof replaced (~10 years)
- ▶ 3511 Kingsway new IBC boilers (~5 years)
- ▶ Enclosed surface parking at rear
- ▶ 3523 Kingsway fully sprinklered
- ▶ Attractive residential suite mix

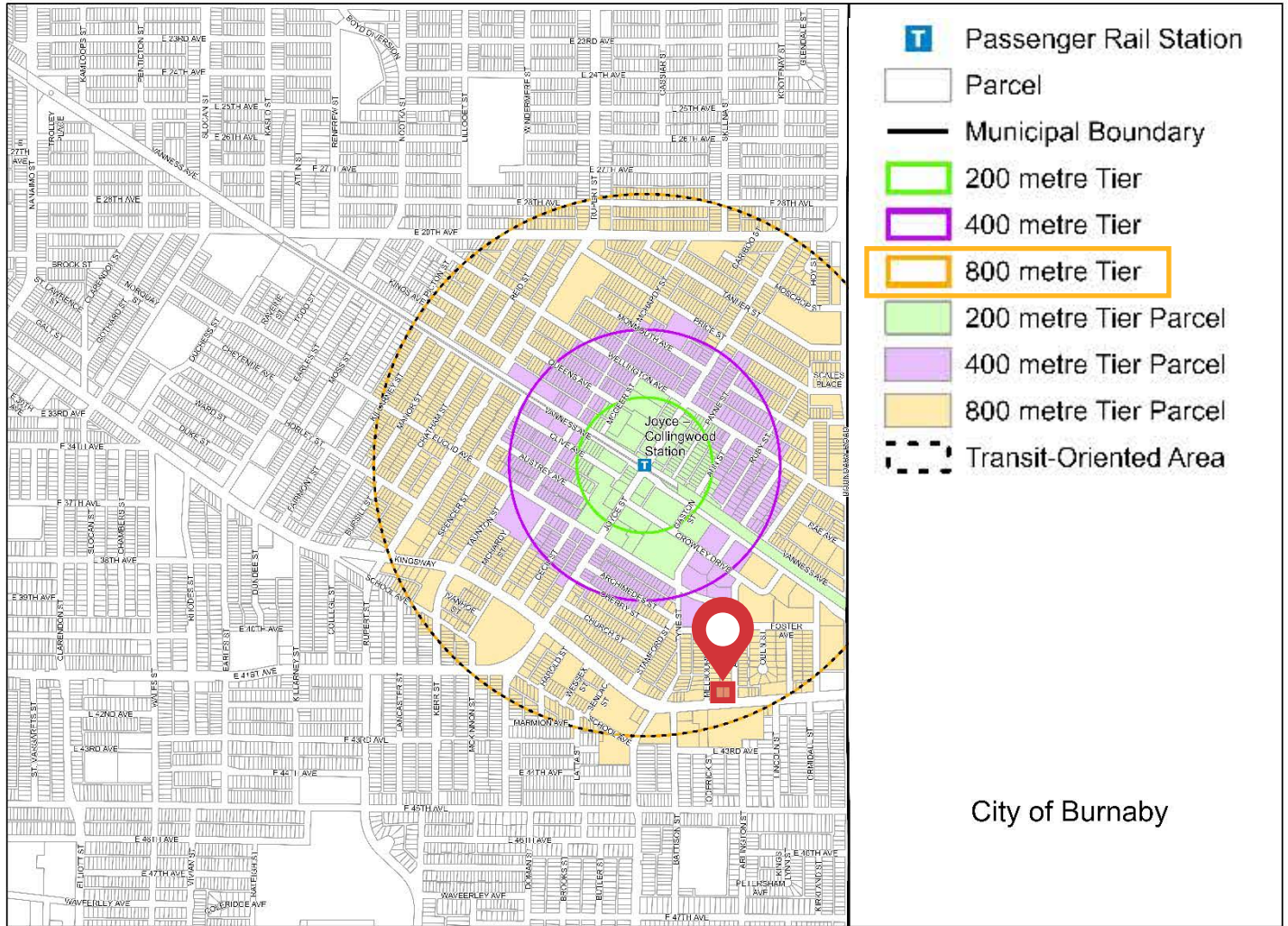
C-2 Zoning Development Potential

Up to 2.5 FSR
four-storey mixed-use
condo development

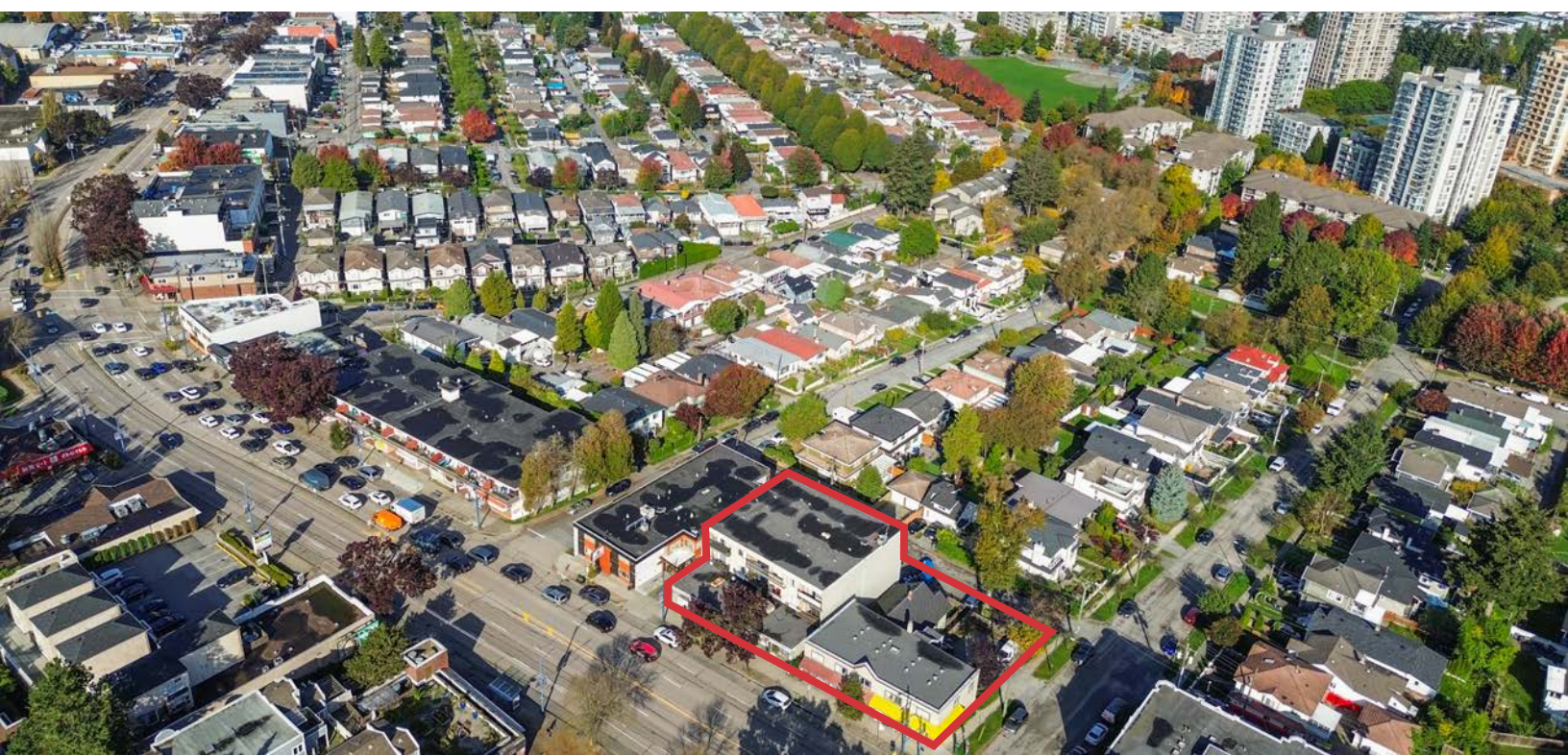
Up to 3.5 FSR
six-storey mixed-use
rental development



Transit Oriented Development Area







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