



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: | \$431,969 | |
| Price: | \$10,750,000 | |

Property Highlights

- ▶ 3511 Kingsway replumbed (~5 years)
- ▶ 3511 Kingsway roof replaced (~11 years)
- ▶ 3511 Kingsway new IBC boilers (~6 years)
- ▶ Enclosed surface parking at rear
- ▶ 3523 Kingsway fully sprinklered
- ▶ Attractive residential suite mix

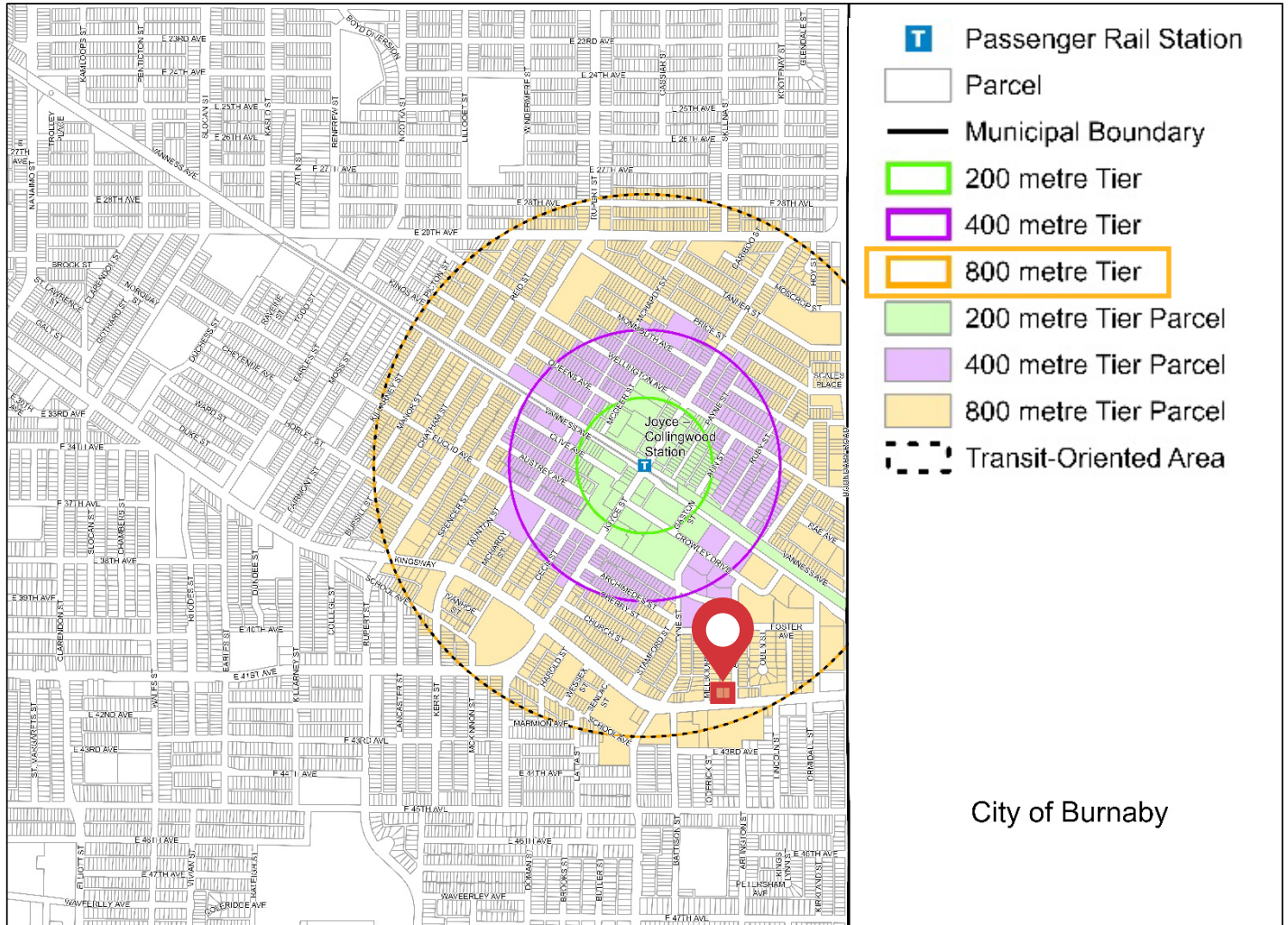
C-2 Zoning Development Potential

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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