

**751, 757, 765 E CORDOVA STREET
VANCOUVER, BC**

**12,200 sqft
Total Lot Size**

**FOR SALE
INDUSTRIAL LOT**

IPG **ICONIC
PROPERTIES
GROUP**

**STONEHAUS
REALTY**



Aerial View

OPPORTUNITY

751, 757 and 765 East Cordova Street Vancouver (the “Property”) represents an opportunity to acquire one well located 100 ft by 120 ft lot in the heart of Downtown EastSide. The Subject nestles on the north side of East Cordova Street between Heatley Ave and Hawks Ave.

The building size is approx. 5,052 sqft and there is approx. 6,100 sqft of yard space available on site. The Property is perfect for owner user with development potential in the future.

The M-2 Zoning allows various uses including manufacturing, transportation and storage use, which would allow density of 5 FSR, for detailed information of density and other requirements, please see City of Vancouver M-2 Zoning Bylaw.

PROPERTY DETAILS

CIVIC ADDRESS	751, 757 and 765 East Cordova Street, Vancouver, BC
CURRENT ZONING	- M2 Industrial - Downtown Eastside Oppenheimer District
P.I.D:	015-587-673, 015-587-657 015-587-649, 015-587-622
LOT SIZE	12,000 sqft
LOT DIMENSION	100 ft x 122 ft
NET LEASABLE SPACE	5,052 sqft

ALLOWABLE DENSITY	1.0 - 5.0 FSR
ALLOWED BUILDING HEIGHTS	Up to maximum of 30.5 meters
POTENTIAL BUILDABLE	36,600 sqft to 61,000 sqft
ASSESSED VALUE (2023)	\$7,020,600
YEAR BUILT	1955
ASKING PRICE	Contact Agents

LOCATION

The Property is located on the north side of East Cordova Street between Hawks Ave and Heatley Ave in the Strathcona neighborhood Vancouver.

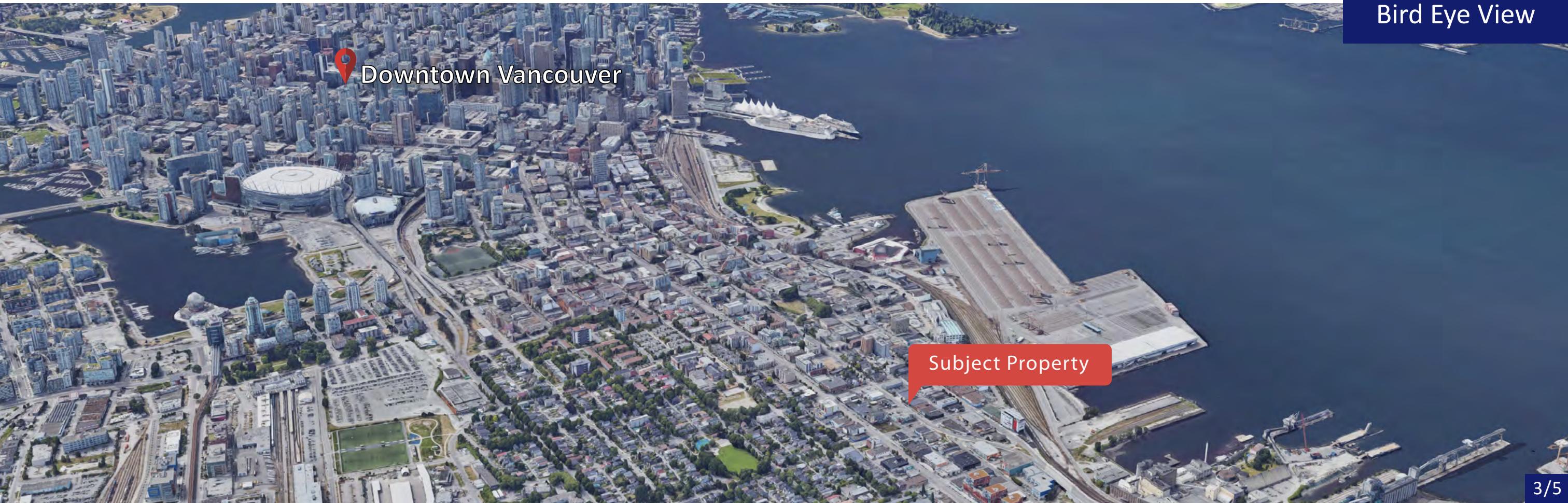
It is strategically located in a convenient and bustling area just minutes away from Downtown Vancouver, and in the close proximity to all amenities.

Location Feature:

- Quick access to Downtown Vancouver
- Walking distance to Transit stops
- Convenient access to Burnaby, North Shore and nearby municipalities



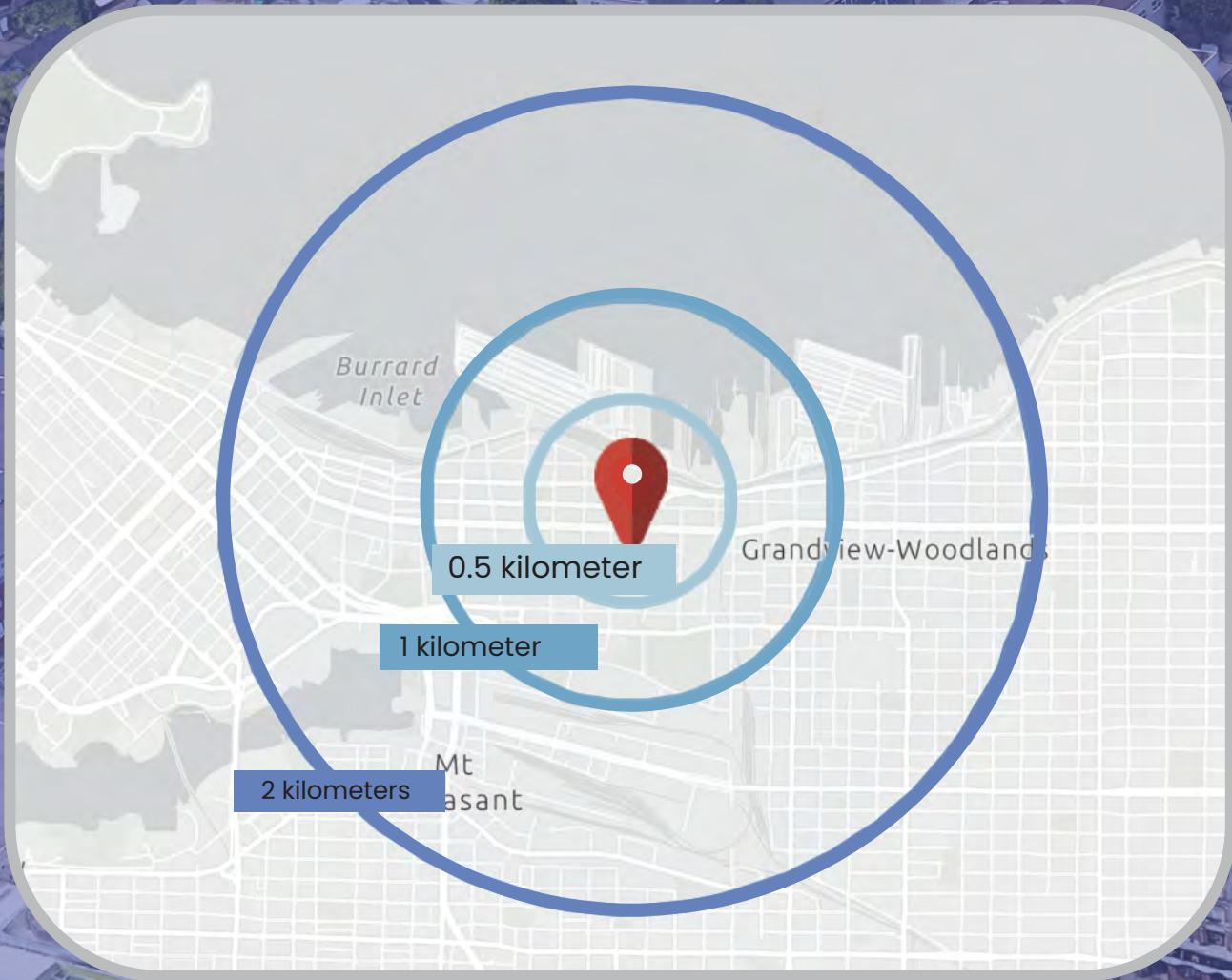
Front View



Bird Eye View

Subject Property

DEMOGRAPHICS



Distance	0.5 km	1 km	2 km
Population (2024)	5,802	15,060	60,307
Population (2025)	6,897	16,936	66,866
Projected Annual Growth (2024 - 2025)	18.87%	12.46%	10.88%
Median Age	41.9	43.4	38.8
Average Household Income (2024)	\$75,652.84	\$75,486.96	\$104,663.70
Average Persons Per Household	1.8	1.7	1.7

Walk Score
86

Transit Score
77

Bike Score
92

 **94,103+**
VEHICLES PER DAY
Along the East end of the Second Narrows Bridge

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**ICONIC
PROPERTIES
GROUP**

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Vancouver, BC

V5X 1R7

NOTHING BUT ICONIC



**Personal Real Estate Corporation*