

FRASER · ELLIOTT  
COMMERCIAL

1082 Granville St,  
Vancouver, BC

For Sale

Transit-Oriented  
Granville Retail  
Opportunity  
With Future  
Redevelopment  
Potential



604.728.2845

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[www.fraserelliott.com](http://www.fraserelliott.com)

## SALIENT FACTS

### Address

1082 Granville St, Vancouver, BC, V6Z 1L5

### PID

015-487-016

### Land Size

3,838 SF

### Frontage on Granville

32 feet (120 feet depth)

### Net Leasable

5,450 SF (Ground Floor 3,779 SF 1,671 SF mezzanine space)

### Zoning

DD, Downtown District, K-2 (3.5 FSR)

### NCP

Downtown

### Improvements

One single storey, single tenant, retail building

### Construction

Structural wood frame with a mix of masonry brick and concrete block, with metal panel finishes.

### Tenant

Donnellan's Irish Pub (Inquire for lease details)

### Annual Taxes (2020)

\$59,834

## OPPORTUNITY

Exciting opportunity to own a transit-oriented Granville retail opportunity with future redevelopment potential. The subject property is currently improved with one single storey, single tenant, retail building boasting 5,450 square feet of net leasable area and 32 feet of frontage on Granville St. Attractive lease agreement with an experienced operator: Donnellan's Irish Pub. Please email [sales@fraserelliott.com](mailto:sales@fraserelliott.com) for more information.

OFFERED AT: \$8,200,000



## INVESTMENT HIGHLIGHTS



### CENTRALLY LOCATED

In the Granville Entertainment District



### 32 FEET OF FRONTAGE

on Granville Street



### ATTRACTIVE LEASE AGREEMENT

with Seasoned Vancouver-based Operator



### FUTURE REDEVELOPMENT

Long Term Redevelopment Potential



### OVER \$1M

Spent on Interior Renovations



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## LOCATION

Only three blocks south of the new Nordstrom department store, and Microsoft and Sony Pictures new offices at the Pacific Centre

## NEARBY AMENITIES

1. Best Western Premier
2. Hotel Belmont
3. The Roxy
4. Vogue Theatre
5. Orpheum
6. Telus
7. Robson Square
8. Pacific Centre
9. Nordstrom
10. Microsoft
11. Manulife
12. Vancouver City Centre SkyTrain

**9**  
Mins  
**YALETOWN ROUNDHOUSE  
SKYTRAIN STATION**  
Walking

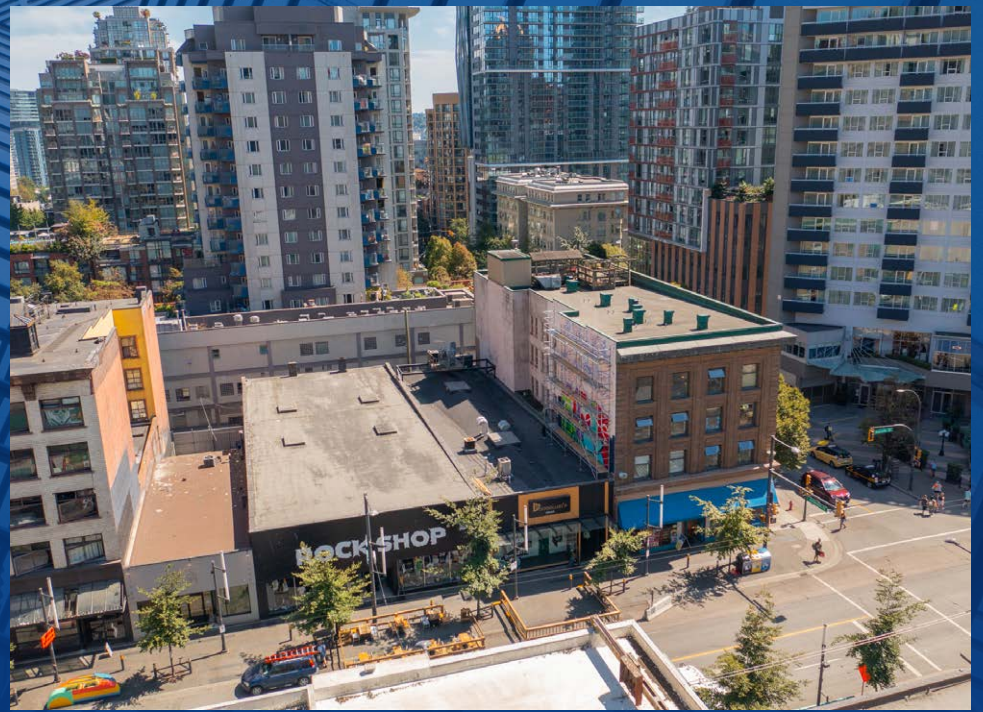
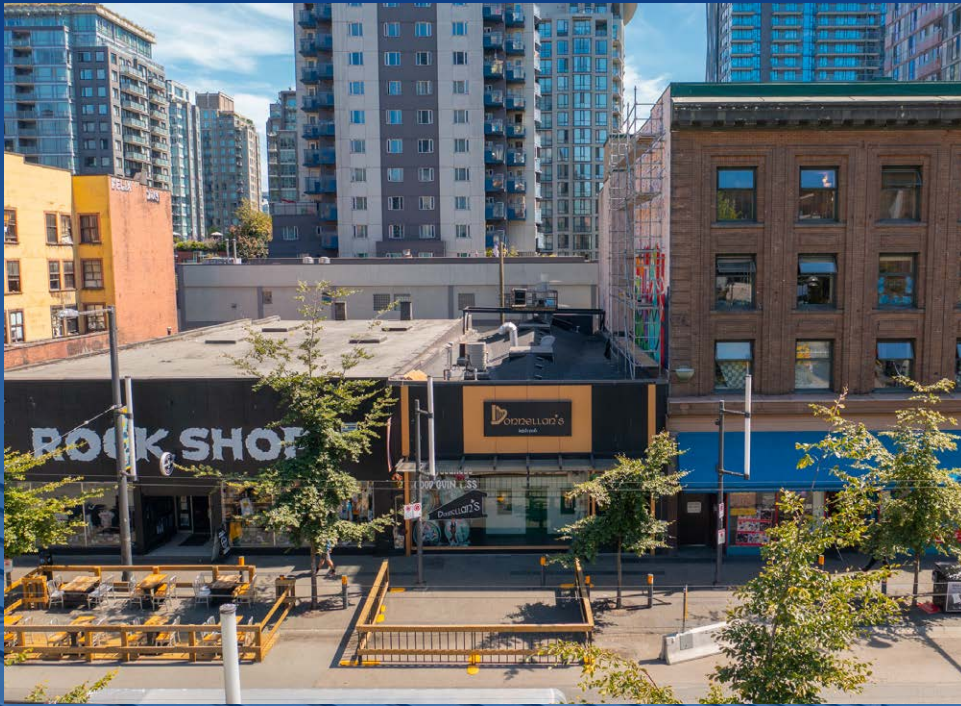
**7**  
Mins  
**ROGERS ARENA**  
Automobile

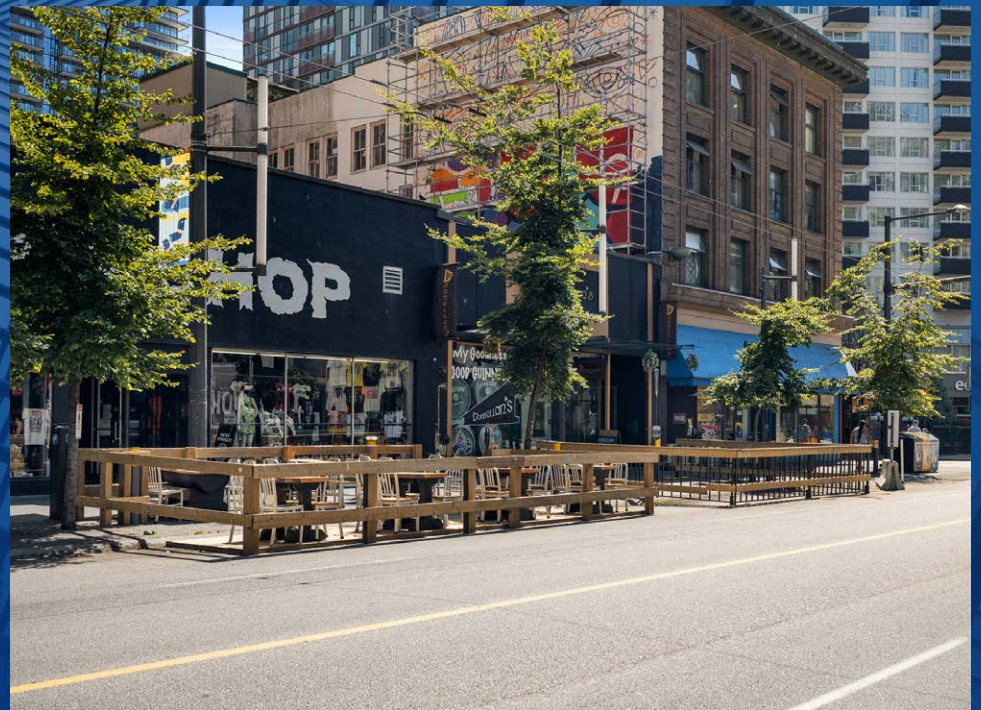
**12**  
Mins  
**CANADA PLACE**  
Public Transit



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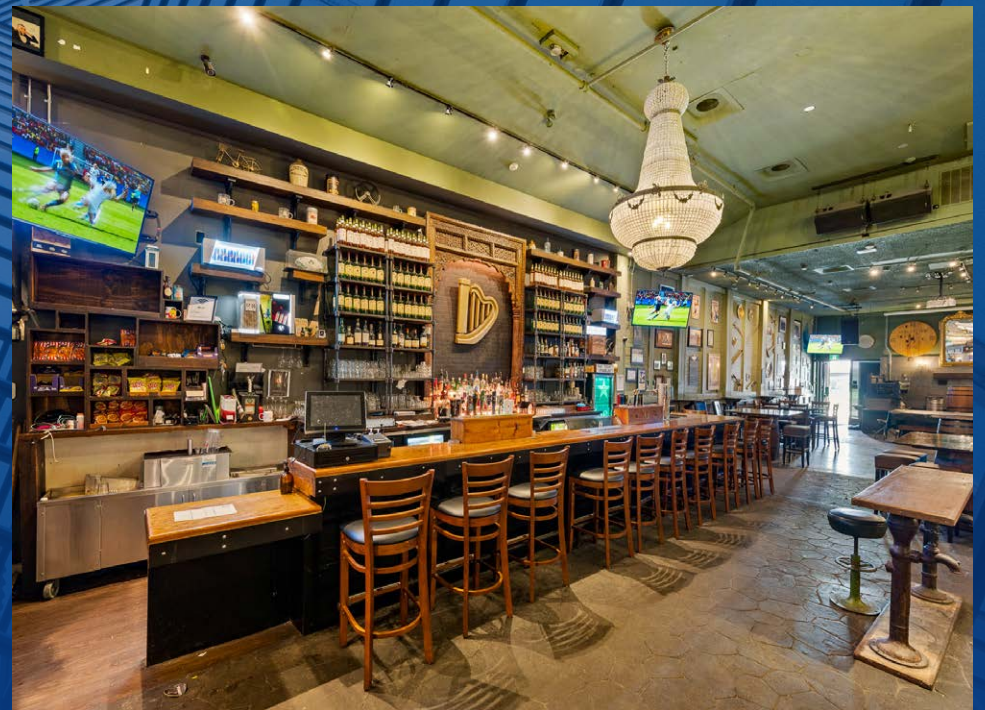
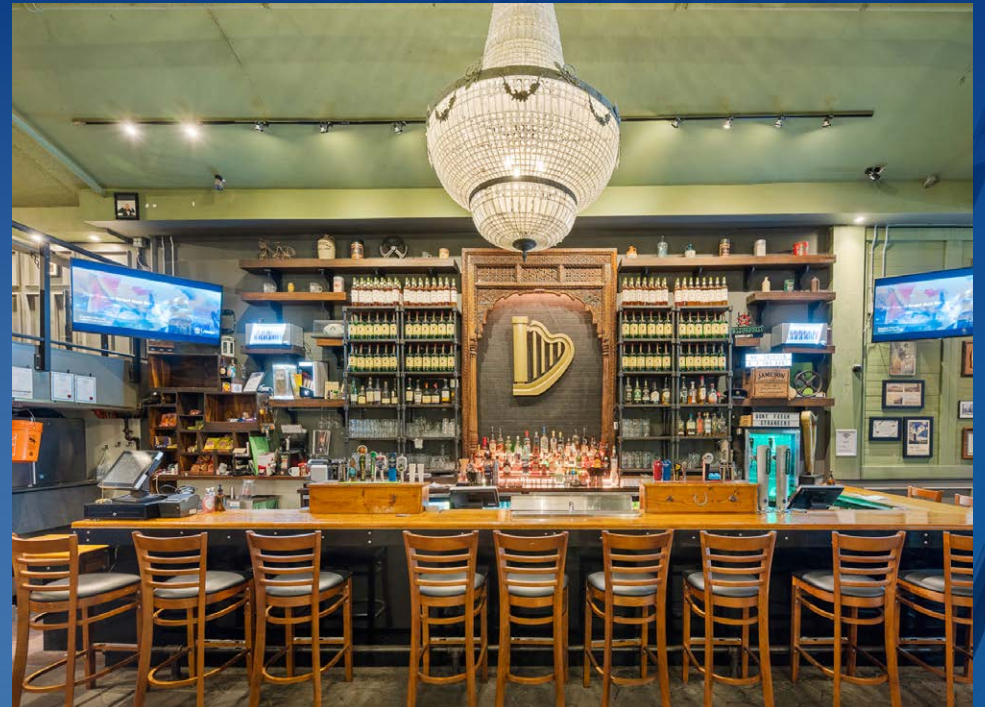






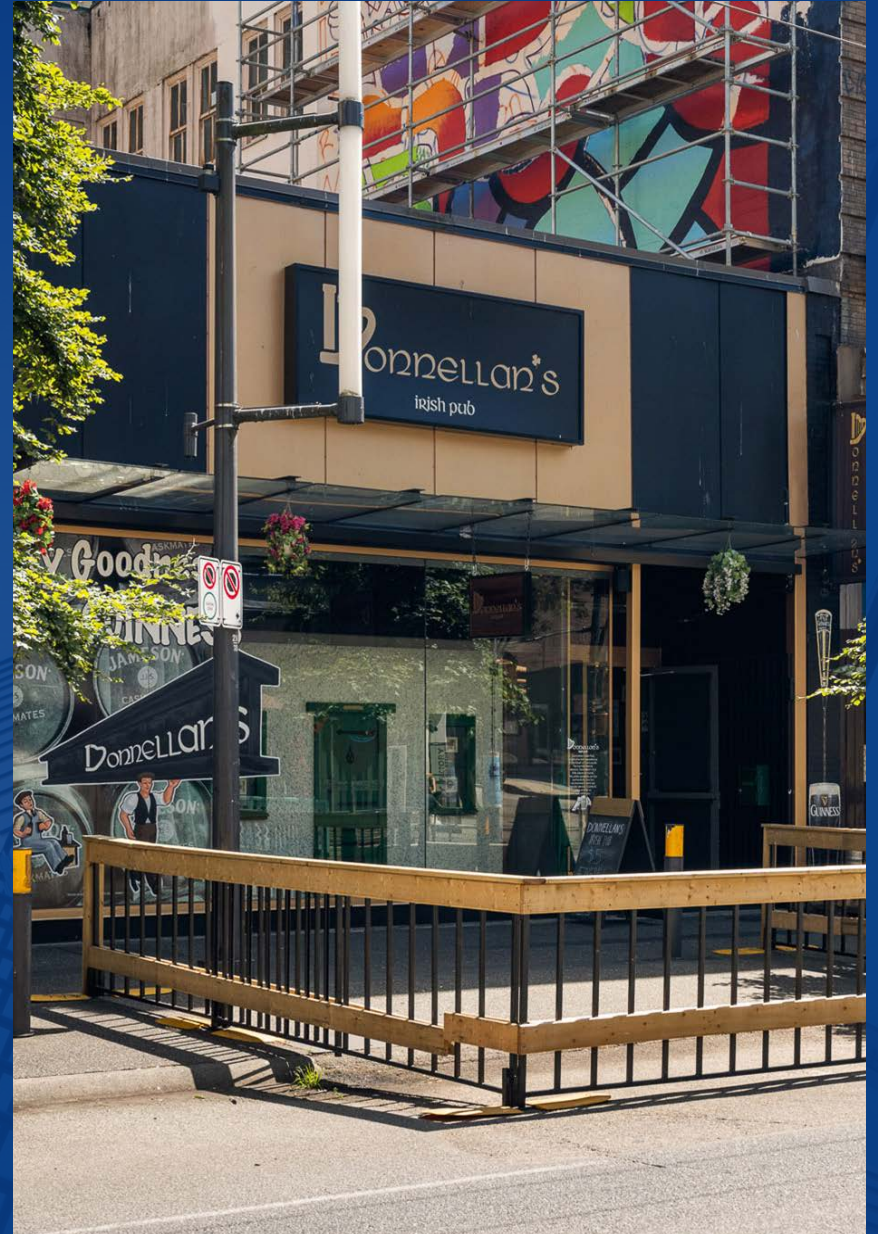












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