



CORNER KINGSWAY  
DEVELOPMENT SITE

# For Sale

**1690 KINGSWAY**  
**VANCOUVER, BC**

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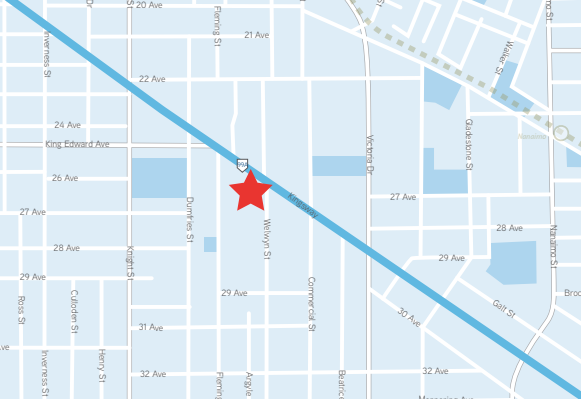
# CORNER KINGSWAY DEVELOPMENT SITE

## SALIENT FACTS

Civic Address	1690 Kingsway, Vancouver, BC
Legal Address	PID: 029-933-579 Plan EPP44364 Lot A Block 7 District Lot 352 Land District 36
Location	Situated on the south west corner of Kingsway and Welwyn Street, 3-blocks from Knight Street.
Frontage (approx.)	75.50 FT along Kingsway
Lot Size (approx.)	5,828 SF (irregular corner lot)
Zoning	C-2
Tenancy	Vacant
Price	Please contact Listing Agents







# 1690 KINGSWAY

Vancouver, BC



## OPPORTUNITY

- High-exposure corner lot along Kingsway, between Knight Street and Victoria Drive
- One-block from Cressey's 13-storey development at 1503 Kingsway
- Vacant building which permits a flexible redevelopment timeline
- C-2 zoning allows for the potential to increase density for rental developments



## NEIGHBOURHOOD

The Property falls within one of Vancouver's most diverse neighbourhoods, Kensington-Cedar Cottage. Kensington-Cedar Cottage is bound by Broadway and East 41st Avenue to the north and south and Fraser Street and Nanaimo Street to the west and east. With an impressive range of ethnic groups who contribute richly to Vancouver's cultural diversity, this area has a thriving colony of artists, restaurants and shopping. The recent increase in redevelopment along main arterials such as Fraser Street and Kingsway have brought many new residents, retailers and community amenities to the area. Kensington-Cedar Cottage lies in the centre of east Vancouver and enjoys scenic views from the top of the city's east-west ridge and running down to beautiful Trout Lake.



## DEMOGRAPHICS



**POPULATION**  
**22,155**



**HOUSEHOLD INCOME**  
**\$85,284**



**WALK SCORE**  
**82**  
- A Walker's Paradise



**TRANSIT SCORE**  
**74**  
- Excellent Transit



**TRAFFIC COUNTS**  
**EB 32,074**  
**WB 26,466**  
24 hour (2013)

\*Est. 2019 demographics within 1km of the subject property.





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