



FOR SALE | 4708 Joyce Street, Vancouver, BC

Church Property with
RS-1 Zoning on Three Legal Lots

Margaret Zheng 郑韻如

Director, Asia Pacific Division

604 365 2828

margaret.zheng@colliers.com

George McLachrie

Associate Vice President

604 662 2644

george.mclachrie@colliers.com



SALIENT FACTS

Civic Address:	4708 Joyce Street, Vancouver, BC
Legal Address:	Parcel Identifier: 014-555-611; 014-555-590; 014-555-620 Lots 9, 10, 11, Block 88 To 90, Suburban Block 101, Plan VAP 1570, District Lot 36 & 51, New Westminster Land District
Site Size:	12,375 SF
Location:	Corner location at Joyce Street and Tanner Street
Frontage:	Joyce Street - 104.73 Feet Tanner Street - 125.47 Feet
Current Zoning:	RS-1 - Residential Permits Institutional Use (3.2.1.I)
Improvements:	The Property is improved with a church building. The building has 3,180 square feet, of which 1,620 square feet is on the main floor, and 1,560 square feet is basement area. The City of Vancouver indicates a construction date of 1967. Renovations and re-roofing were done in 2004. Measurements are based on information provided by the property owner.



NEIGHBOURHOOD

- Ideally located in the eastern border of Vancouver's vibrant Collingwood neighbourhood
- Joyce-Collingwood Station is at the centre of the neighbourhood and is the fourth busiest SkyTrain station outside of Downtown with roughly 30,000 passengers every day
- Joyce-Collingwood SkyTrain Station is a 6-minute walk from the Property
- 20-minute drive from the Property to the Downtown core
- 3 minutes by transit from Metropolis at Metrotown
- The Property provides breathtaking views towards the North Shore Mountains and Metrotown
- A few blocks away from Kingsway, one of Vancouver and Burnaby's primary thoroughfares with an average of 4,500 vehicles commuting through the intersection of Joyce and Kingsway during peak traffic hours
- Near amenities such as London Drugs, Safeway, CIBC Bank of Montreal, the Vancouver Public Library, BC Liquor Store, cafes and restaurants.
- Across the street from Graham D. Bruce Elementary School
- In close proximity to Sir Wilfred Grenfell Elementary School, Windermere Secondary School, Killarney Secondary School, Price Park and Cariboo Park



TRANSIT SCORE

83

EXCELLENT TRANSIT



BIKE SCORE

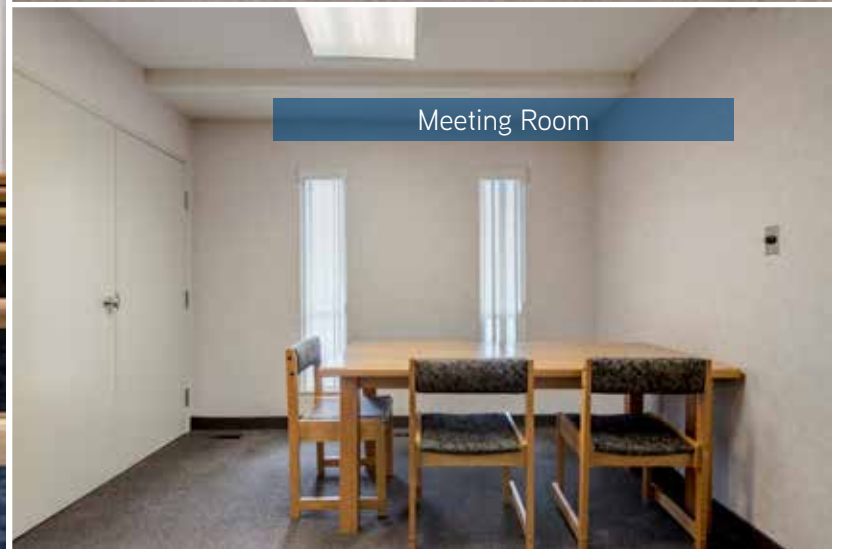
72

VERY BIKEABLE

Expo Line, Bus Lines (027, 043, 026, 028, 041, & 129)
all within 0.6 kms from the Property

OPPORTUNITY | Owner/Occupier

- Turn-key opportunity - all items included in building
- 3,180 SF well maintained church building and grounds
- Building was constructed as a purpose-built church (approx. 1967) and renovated in 2004
- Current Nave seating capacity for up to 115 people
- New roof installed in 2004
- 1,620 SF on the main floor and 1,560 SF of basement area (measurements provided by Vendor will need to be verified by potential purchaser)
- Fully paved lot with approximately 18 stalls
- Easy access to the Property from Tanner Street





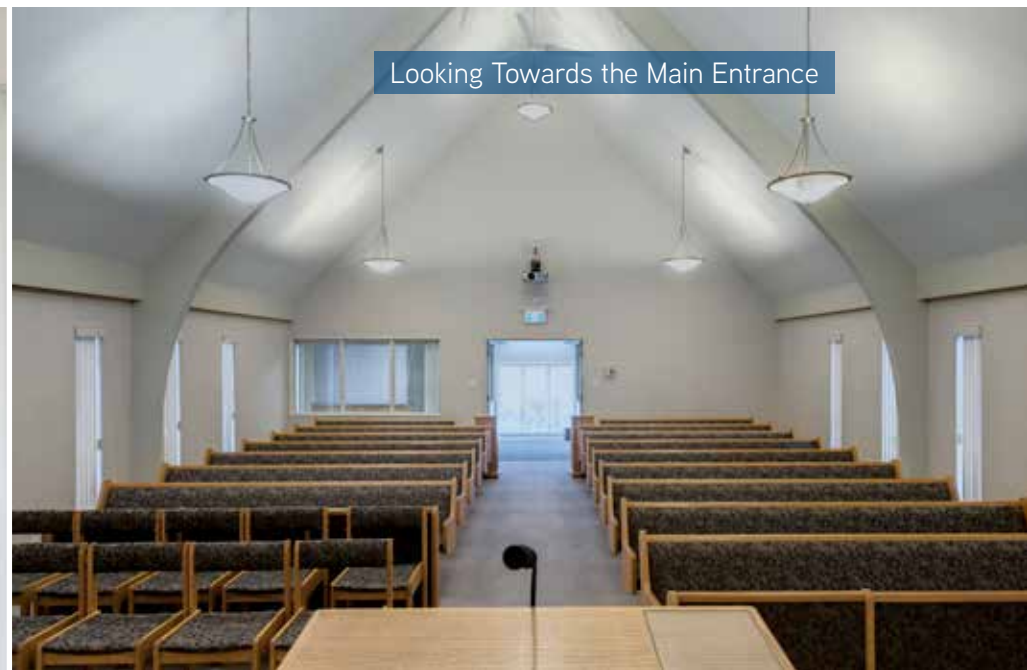
Main Assembly Area



Seating in the Church



Church Entrance/Vestibule



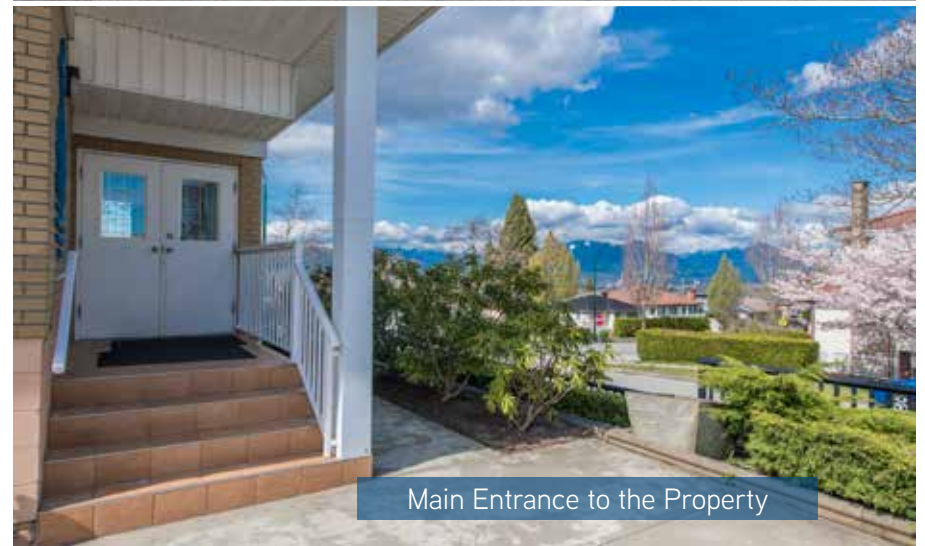
Looking Towards the Main Entrance

OPPORTUNITY | Development Potential

- 12,375 SF corner site with three legal lots
- Outstanding views from a “top of the hill” towards the North Shore Mountains and Metrotown
- Favourable RS-1 zoning
- Residential neighbourhood that is rapidly expanding
- Many schools and amenities in the area
- Approximate 20-minute drive time to Downtown Vancouver

Zoning - RS-1 - Residential

The intent of this Schedule is generally to maintain the residential character of the RS-1 District in the form of one-family dwellings, secondary suites, laneway houses, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, and infill and multiple conversion dwellings in conjunction with retention of character houses. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.





Corner Lot at Joyce and Tanner



Potential Views from the Property



ASKING PRICE

\$4,500,000

OFFERING PROCESS

Contact Listing Agents for further information and to book a viewing of the Property.

Offers will be considered for review on a first come - first serve basis. Vendors are out of province. Please allow seven (7) business days or more for acceptance or counter-offer.

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Colliers International
200 Granville Street, 19th Floor
Vancouver, BC | V6C 2R6
+1 604 681 4111
collierscanada.com

