

FOR SALE | 3386 FRASER STREET

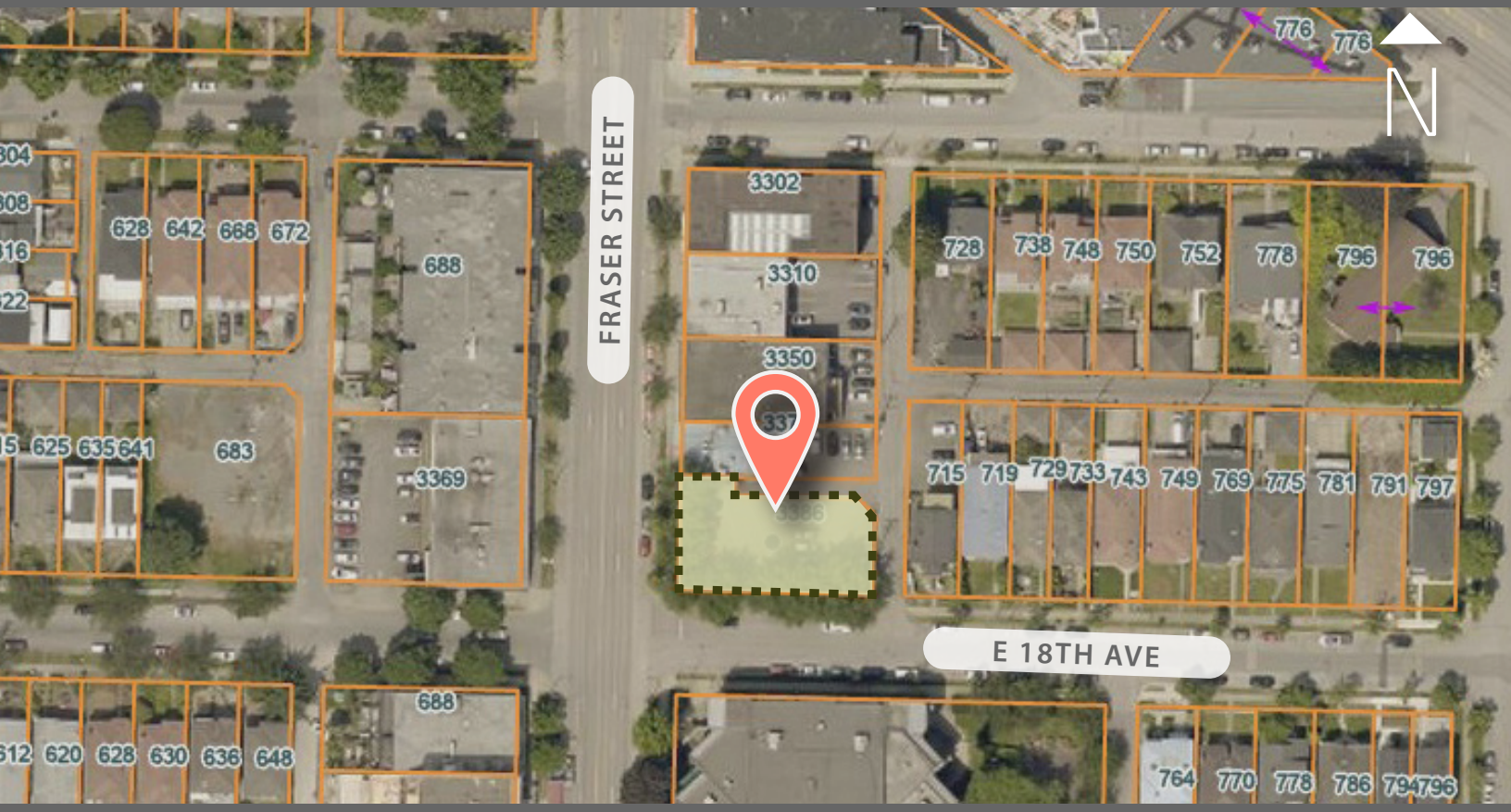
PARADIGM GROUP
Commercial Real Estate Services

VANCOUVER, BRITISH COLUMBIA

FOR SALE |

3386 FRASER STREET, DEVELOPMENT OPPORTUNITY IN EAST VANCOUVER

Civic Address	3386 Fraser Street, Vancouver, BC
PID	018-903-771
Lot Size	7,629 SF
Current Improvements	Surface Parking Lot
Zoning	C-2A (2.50 FSR Condominium / 3.50 FSR Rental)
Asking Price	$2,799,000



INVESTMENT HIGHLIGHTS |

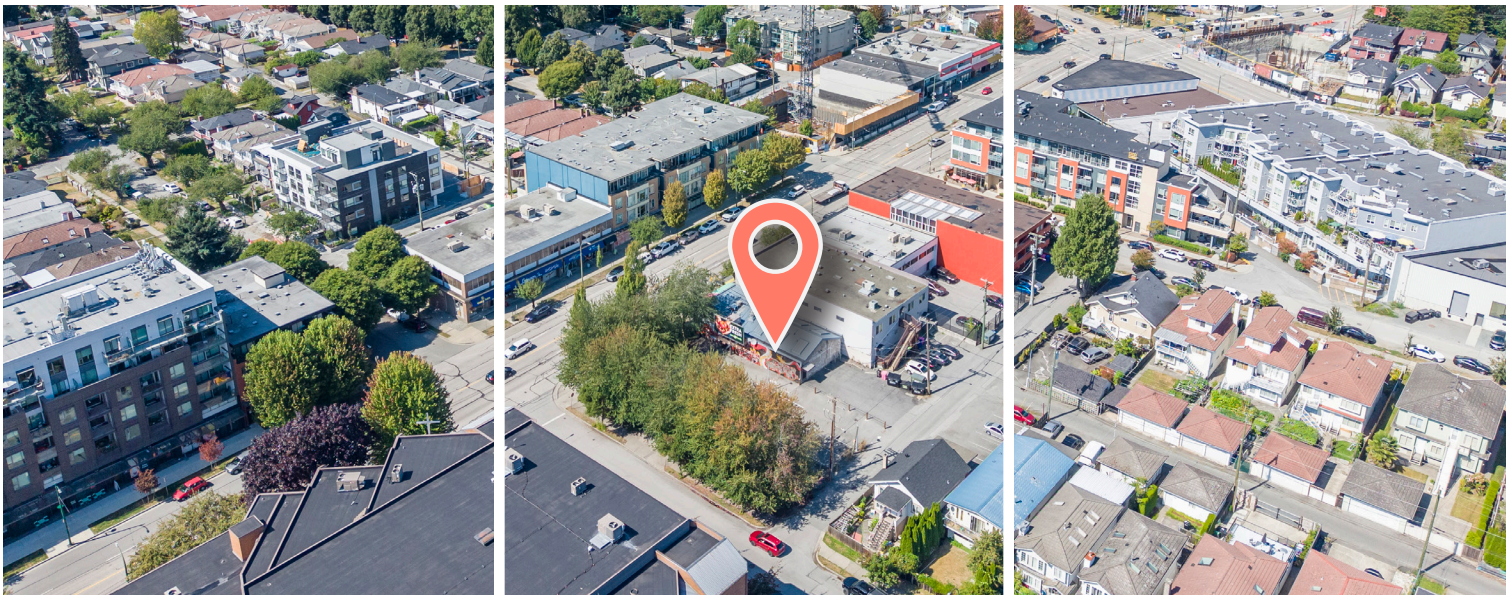
- In-place C-2A zoning supports up to 2.50 FSR for strata condominium or 3.50 FSR for 100% secured purpose-built rental
- No rezoning required, allowing a direct path to a development permit
- 7,629 SF site on the Fraser Street commercial corridor in East Vancouver
- Strong neighbourhood fundamentals, with sustained residential demand and transit and amenity access along a major arterial
- Clean, unencumbered site improved only with a surface parking lot



3386 Fraser Street is located along the Fraser Street commercial corridor in Mount Pleasant, one of the city's most active and amenity-rich neighbourhood shopping streets. Fraser Street runs through the heart of South Vancouver, offering immediate access to local retail, transit, and the broader Metro Vancouver region.

The corridor is one of Vancouver's most established mixed-use commercial zones, combining ground-floor retail with residential density above. Long-standing neighbourhood businesses and a steady base of surrounding residential density support consistent foot traffic and durable long-term redevelopment demand.

MOUNT PLEASANT



Fraser Street is now one of the most active secured rental development corridors on the East Side. Within a few blocks of the property, four secured rental projects have been approved or are under review, three of which alone account for 275 new rental units. Together these projects demonstrate consistent municipal support for rental density along the corridor and establish clear precedent for the redevelopment of 3386 Fraser Street.

The surrounding Mount Pleasant and Fraser Street area has also become one of Vancouver's strongest restaurant districts. Fraser Street is home to Michelin-starred Masayoshi, along with Michelin-recommended Nammos Estiatorio, Zab Bite, Savio Volpe, and Chez Céline. A short distance west on Main Street, the guide recognizes Michelin-starred Published on Main and Burdock & Co., together with Michelin-recommended Suyo and Torafuku. This concentration of nationally recognized dining draws visitors from across the region and reinforces the corridor's position as a destination neighbourhood, supporting both retail demand at grade and rental demand in the residential floors above.

ZONING OVERVIEW |

The Property benefits from Vancouver's new C-2A zoning, which provides meaningful redevelopment flexibility and enhanced density for purpose-built rental housing. C-2A permits a broad range of commercial and mixed-use development, including retail, service, office, restaurant, hotel and residential uses, with commercial space maintained at grade.

For mixed-use development containing strata or other non-rental residential tenure, the Property supports up to 2.50 FSR, representing approximately 19,073 SF of buildable density, which equates to $147 per buildable SF at the asking price.

For 100% secured purpose-built rental development, density increases to 3.50 FSR, providing approximately 26,702 SF of buildable area and reducing the land basis to approximately $105 per buildable SF.

The increased rental density provides a compelling opportunity to unlock additional value, while qualifying rental and hotel projects can proceed through the development permit process without the need for rezoning.





For more information, please contact

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