



FOR SALE | 3386 FRASER STREET



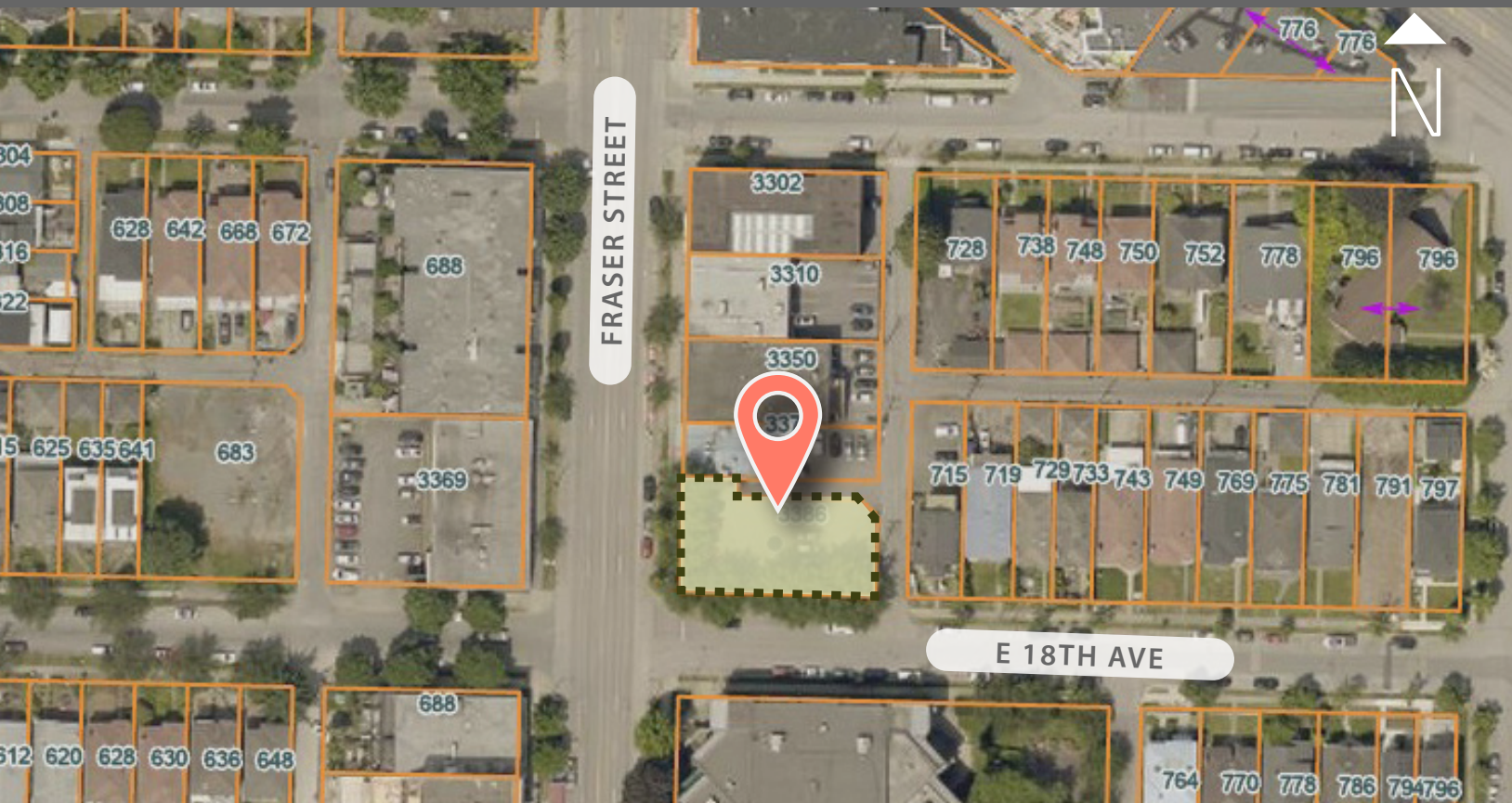
PARADIGM GROUP
Commercial Real Estate Services

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	\$2,999,000



INVESTMENT HIGHLIGHTS |

- In-place C-2 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

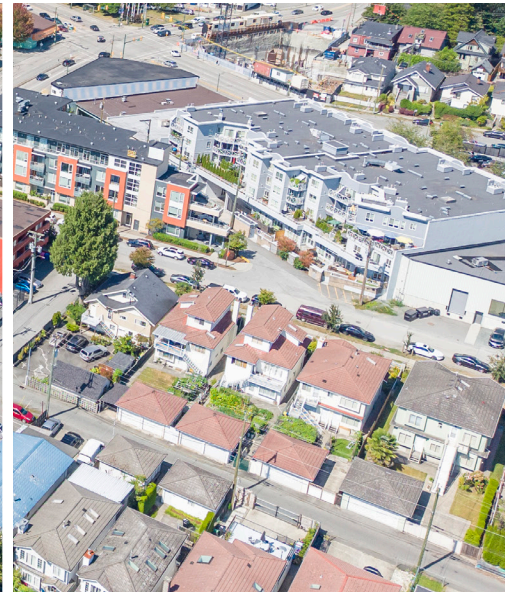
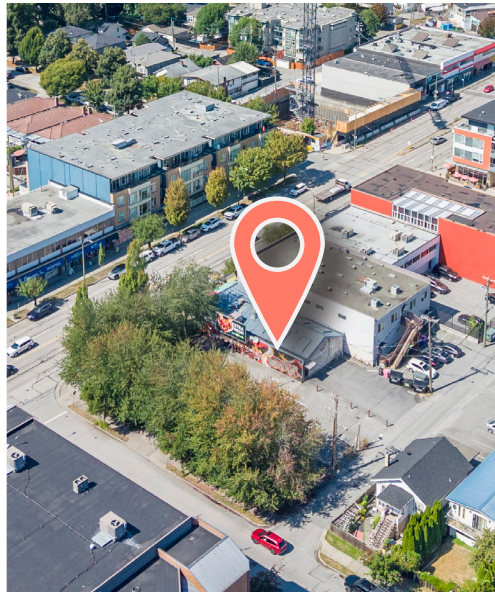


3386 Fraser Street is located along the Fraser Street commercial corridor in Mount Pleasant, one of the city's most active and amenity-rich neighbourhood shopping streets. Fraser Street runs through the heart of South Vancouver, offering immediate access to local retail, transit, and the broader Metro 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 Suyu 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 is zoned C-2 under the City of Vancouver Zoning and Development By-law. The C-2 district is a local commercial zone intended to provide neighbourhood-serving commercial uses at grade with residential uses above. Permitted uses include retail stores, service uses, offices, restaurants, and multiple dwelling uses in combination with permitted commercial uses.

The C-2 zone includes a meaningful density bonus for rental housing. A purchaser pursuing strata condominium development is permitted a maximum FSR of 2.50, equating to approximately 19,073 SF buildable and approximately \$157 per buildable square foot at the asking price.

A purchaser committing to 100% secured purpose-built rental housing is permitted an FSR of 3.50, a full 1.0 FSR premium designed to incentivize rental delivery, equating to approximately 26,702 SF buildable and approximately \$112 per buildable square foot at the asking price.



For more information, please contact

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