

# Parcel 1

## 3505 Grandview Hwy.

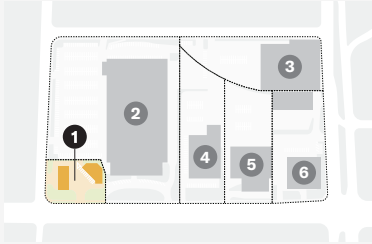
Unique opportunity to acquire a tenanted, high-visibility gas station beside Walmart Supercentre at the corner of Skeena Street and Grandview Highway, one of Vancouver’s busiest arterial routes. The property offers stable income and long-term value in a prime Vancouver corridor.

<b>Address</b>	3505 Grandview Hwy Vancouver, BC V2M 2G7
<b>PID</b>	013-551-141
<b>Legal Description</b>	LOT 5 SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 22177 EXCEPT PART IN PLAN BCP1896
<b>Gross Land Area</b>	0.79 acres
<b>Tenant</b>	Chevron Canada*
<b>Zoning</b>	I-2 (Industrial) <a href="#">↗</a>
<b>Property Taxes (2025)</b>	\$150,231.83
<b>Policy Plan</b>	Still Creek Employment <a href="#">↗</a>

\*Lease details can be found in the data room upon signing a Confidentiality Agreement



# 3505 Grandview Hwy. Site Plan



## Main Level

