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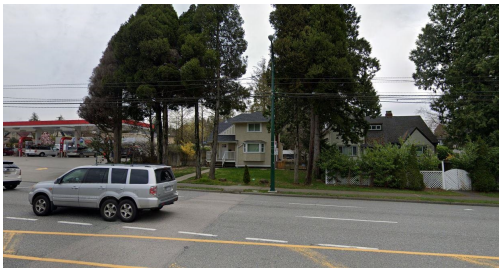
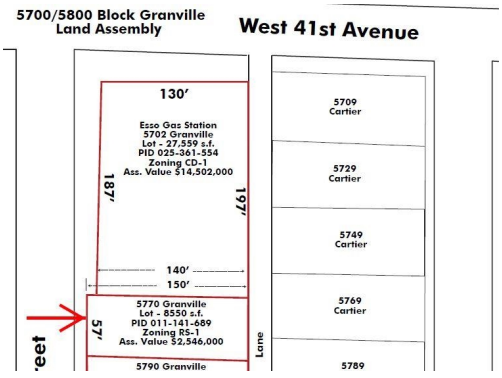
R2697310
Active
House/Single Family
Residential Detached

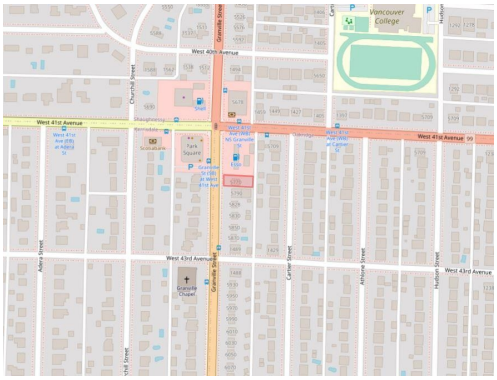
5770 GRANVILLE STREET

Vancouver West
South Granville

$4,100,000 (LP)
(SP)
Sold Date:







Total Bedrooms	4	**TotalPrkng**	2	**Days On Market**	1
Total Baths	3	**Exterior Finish**	MIXED	**Fireplaces**	4
# of Kitchens	2	**Gross Taxes**	$7,787.78	**Outdoor Area**	BPD
FlArTotFin	3,130	**Yr Blt**	9999	**Lot Sz (Sq.Ft.)**	8,550.00
#FinFlrLev	3	**Occupancy**	Tenant	**FrontageFt**	57.00
Type of Dwelling	HOUSE	**Floor Finish**	MIXED	**Depth**	150
Style of Home	2ST			**Fuel/Heating**	Forced Air, Natural Gas

5770 Granville is Part of a 2 lot development site at Granville and 41st – Property next door at 5790 Granville is also for sale MLS R2640364, Call Listing agent for more details. Both lots are 8500 sf. This is strictly a rental development with up to 2.4 FSR – strata not permitted. Ground floor has to be retail since property is next door to a CD1 zoned property. 3 Lots next door (5828,5830,5850) recently sold firm. Environmental reports for both lots available for a fee from previous buyer, call listing broker for more details.

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R2697310
Active
House/Single Family
Residential Detached

5770 GRANVILLE STREET

Vancouver West
South Granville

$4,100,000 (LP)
(SP)
Sold Date:

Sold Date:		Frontage (feet):	**57.00**	Approx. Year Built:	**9999**
Depth / Size (ft.):	**150**	Bedrooms:	**4**	Age:	**999**
Lot Area (sq.ft.):	**8,550.00**	Bathrooms:	**3**	Zoning:	**RS 1**
Flood Plain:		Full Baths:	**2**	Gross Taxes:	**$7,787.78**
Rear Yard Exp:	**East**	Half	**1**	For Tax Year:	**2020**
Approval Req?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	**011-141-689**

View: **:**
Complex / Subdiv: **Granville & 41st**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation:
Rain Screen: **No** Reno. Year:
Renovations: R.I. Plumbing:
# of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Add. Parking Avail., DetachedGrge/Carport**

Dist. to Public Transit: Dist. to School
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 3, BLOCK 6, PLAN VAP5486, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, ...OF LOT 1**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions
Main	**Living Room**	**20' x 15'**
Main	**Dining Room**	**15' x 12'**
Main	**Kitchen**	**12' x 12'**
Above	**Bedroom**	**15' x 12'**
Above	**Bedroom**	**15' x 10'**
Above	**Bedroom**	**13' x 9'**
Bsmt	**Living Room**	**16' x 15'**
Bsmt	**Kitchen**	**10' x 8'**
Bsmt	**Bedroom**	**12' x 10'**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**1,100**
Finished Floor (Above):	**980**
Finished Floor (Below):	**1,050**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,130 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,130 sq. ft.**

# of Rooms: **9**
# of Kitchens: **2**
# of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**4**	**Yes**
3	**Bsmt**	**4**	**Yes**
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Realty**

5770 Granville is Part of a 2 lot development site at Granville and 41st – Property next door at 5790 Granville is also for sale MLS R2640364, Call Listing agent for more details. Both lots are 8500 sf. This is strictly a rental development with up to 2.4 FSR – strata not permitted. Ground floor has to be retail since property is next door to a CD1 zoned property. 3 Lots next door (5828,5830,5850) recently sold firm. Environmental reports for both lots available for a fee from previous buyer, call listing broker for more details.

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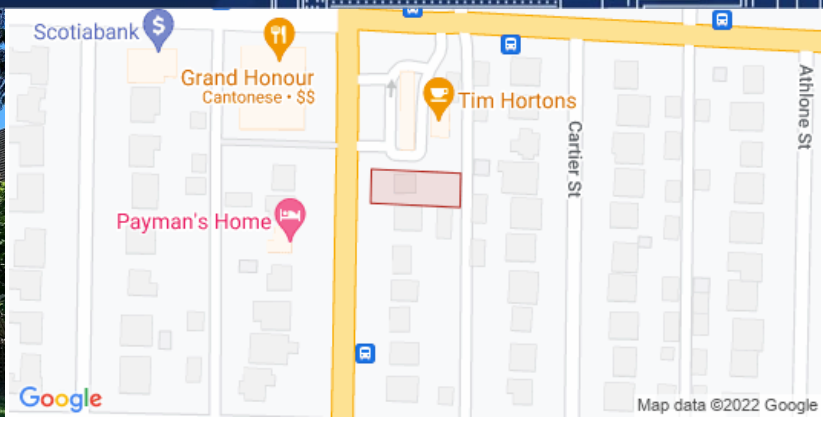

5770 GRANVILLE ST Vancouver BC V6M 3C7

PID	011-141-689	**Legal Description**	LOT 3 OF LOT 1 BLOCK 6 DISTRICT LOT 526 PLAN 5486
Zoning	RS-1 - One-Family Dwelling - option to develop a duplex	**Plan**	VAP5486
Registered Owner	KK*	**Community Plans(s)**	NCP: Oakridge, not in ALR

Floor Area	2654 Ft^2	**Max Elevation**	97.30 m	**Year Built**	1924	**Transit Score**	62 / Good Transit
Lot Size	8530.59 ft^2	**Min Elevation**	95.22 m	**Bedrooms**	6	**WalkScore**	49 / Car-Dependent
Dimensions	57 x 150 Ft	**Annual Taxes**	$8,243.06	**Bathrooms**	2	**Structure**	RESIDENTIAL DWELLING WITH SUITE

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2697310	Active 06/06/2022	2	$4,100,000 / -	RE/MAX Crest Realty
R2639881	Expired 30/04/2022	131	$4,000,000 / -	RE/MAX Crest Realty
R2523634	Expired 31/08/2021	264	$4,000,000 / -	RE/MAX Crest Realty

APPRECIATION

	Date	($)	% Change
List Price	06/06/2022	$4,100,000	117.85 %
Sales History	11/02/2015	$1,882,000	162.59 %
	07/03/2008	$716,700	131.19 %
	16/06/1999	$310,000	

ASSESSMENT

	2021	2022	% Change
Building	$440,000	$471,000	7.05 %
Land	$2,256,000	$2,739,000	21.41 %
Total	$2,696,000	$3,210,000	19.07 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Sir William Osler	Eric Hamber
District	SD 39	SD 39
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

Detailed Tax Report

Property Information

Prop Address	5770 GRANVILLE ST	**Jurisdiction**	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	**Neighborhood**	SOUTH GRANVILLE
Area	VANCOUVER WEST	**SubAreaCode**	VVWSG
PropertyID	011-141-689	**BoardCode**	V
PostalCode	V6M 3C7		

Property Tax Information

TaxRoll Number	010130750340000	**Gross Taxes**	$8,243.06
Tax Year	2021	**Tax Amount Updated**	06/16/2021

More PIDS

011-141-689

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP5486	3	6	526	36				

Legal FullDescription

LOT 3, BLOCK 6, PLAN VAP5486, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, ...OF LOT 1

Land & Building Information

Width	57	**Depth**	150
Lot Size	WIDTH * DEPTH	**Land Use**	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1924		
BCA Description	2 STY SFD - BEFORE 1930 - STD	**Zoning**	RS-1 ONE-FAMILY DWELLING
WaterConn			
BCAData Update	04/07/2022		

Supplementary Property Info

BedRooms	6	**Foundation**	BASEMENT
Full Bath	1	**Half Bath2**	1
Half Bath3		**Stories**	2
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	0

Actual Totals

Land	Improvement	Actual Total
$2,739,000.00	$471,000.00	$3,210,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$2,739,000.00	$471,000.00	$0.00	$0.00	$3,210,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$2,739,000.00	$471,000.00	$0.00	$0.00	$3,210,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
2/11/2015	$1,882,000.00	CA4227709	IMPROVED SINGLE PROPERTY TRANSACTION
3/7/2008	$716,700.00	BB19765	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/16/1999	$310,000.00	BN154113	IMPROVED SINGLE PROPERTY TRANSACTION

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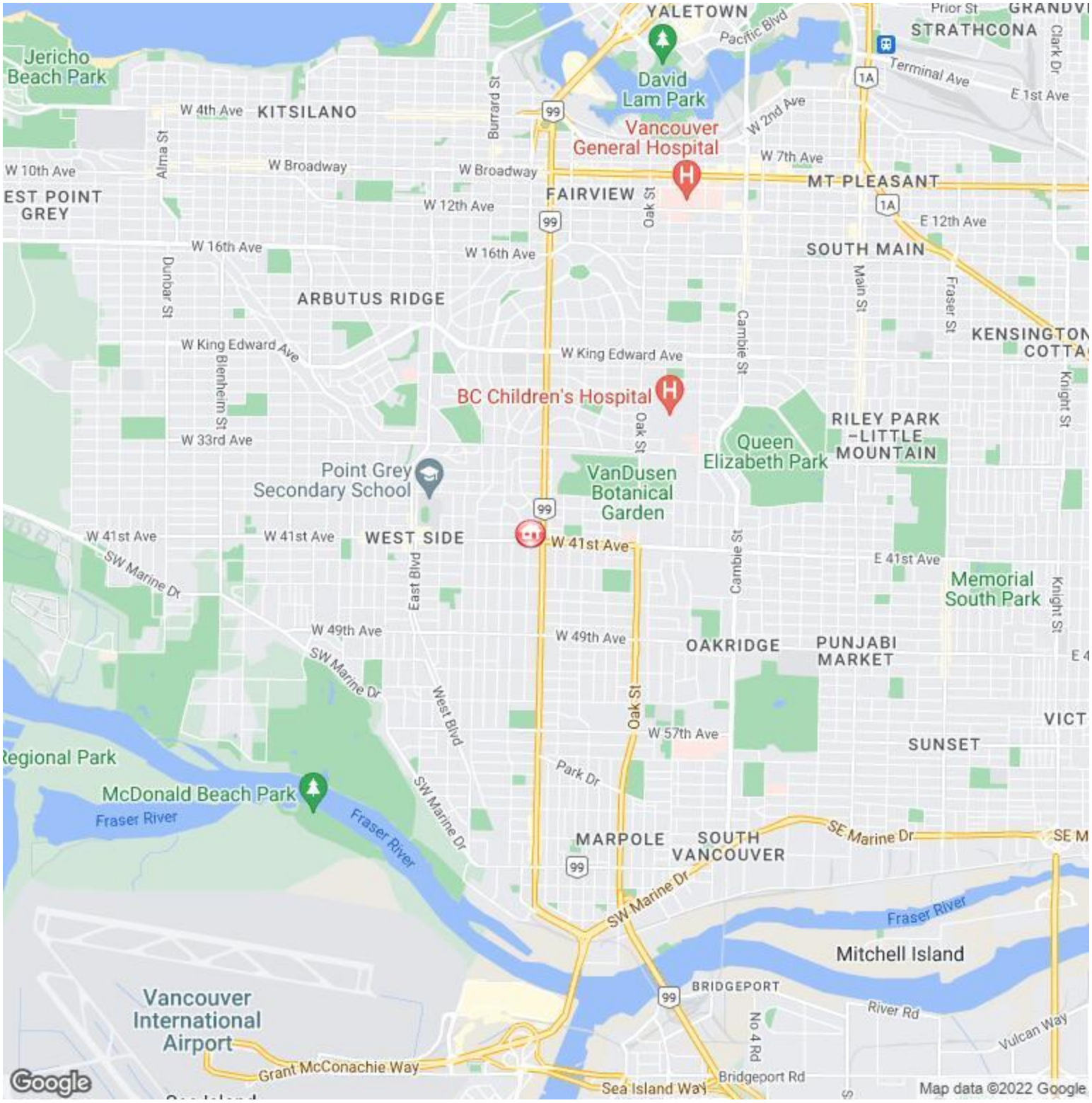
5770 GRANVILLE STREET

Vancouver West
South Granville

$8,300,000 (LP)
(SP)

House/SingleFamily
Residential Detached



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VANCOUVER WESTSIDE & DOWNTOWN SPECIALIST
T: 604.671.7000 E: LES@6717000.COM
F: 604.343.2666 W: LESTWAROG.COM
we are RE/MAX

41st and Granville Land Assembly Summary Public

Esso Gas Station (5702 Granville) can either be rental or strata. Rest of the block rental only.

Add#	Street	PID	FSR	ZON	Lot Size (SQFT)	Assessed Price 2020	Price Guidance	Last sale price	Last Sale Date
5702	Granville	025-361-554	3.5	CD-1	27559	$14,502,000		$8,063,818	2016-01-09
5770	Granville	011-141-689	2.2	RS-1	8550	$2,499,000	$4,000,000	$1,882,000	2015-02-11
5790	Granville	006-498-205	2.2	RS-1	8550	$2,744,000		$638,000	2005-06-29
5828	Granville	009-946-896	2.2	RS-1	8550	$2,887,000		$950,000	2007-05-30
5850	Granville	011-141-701	2.2	RS-1	8550	$2,630,000		$1,874,000	2014-07-11
5830	Granville	010-491-872	2.2	RS-1	8550	$2,844,000		$1,120,000	2009-10-23
5870	Granville	009-314-997	2.2	RS-1	8550	$2,801,000		$1,030,000	2009-06-30
1489	W 43rd Ave	011-141-719	2.2	RS-1	8535	$3,644,000		$738,000	2001-01-31
Total:					95764	$34,551,000			

**Note - Stewart Howard Architects is doing the 81-unit rental project at 4750 Granville.
For more info, contact Stewart Howard. Architects 604-688-5585 (ext. 225) or email showard@stewarthoward.com

5700/5800 Block Granville
Land Assembly

West 41st Avenue

130′

Esso Gas Station
5702 Granville
Lot - 27,559 s.f.
PID 025-361-554
Zoning CD-1
Ass. Value $14,502,000

187′

197′

140′

150′

5770 Granville
Lot - 8550 s.f.
PID 011-141-689
Zoning RS-1
Ass. Value $2,546,000

57′

5790 Granville
Lot - 8550 s.f.
PID 006-498-205
Zoning RS-1
Ass. Value $2,728,000

57′

SOLD

5828 Granville
Lot - 8550 s.f.
PID 009-946-896
Zoning RS-1
Ass. Value $2,861,000

57′

SOLD

5830 Granville
Lot - 8550 s.f.
PID 010-491-872
Zoning RS-1
Ass. Value $2,818,000

57′

SOLD

5850 Granville
Lot - 8550 s.f.
PID 011-141-701
Zoning RS-1
Ass. Value $3,100,000

57′

5870 Granville
Lot - 8550 s.f.
PID 009-314-997
Zoning RS-1
Ass. Value $2,779,000

57′

1489 W.43rd
Lot - 8355 s.f.
PID 011-141-719
Zoning RS-1
Ass. Value $3,631,000

57′

150′

Lane

5709 Cartier

5729 Cartier

5749 Cartier

5769 Cartier

5789 Cartier

5809 Cartier

5829 Cartier

5849 Cartier

5869 Cartier

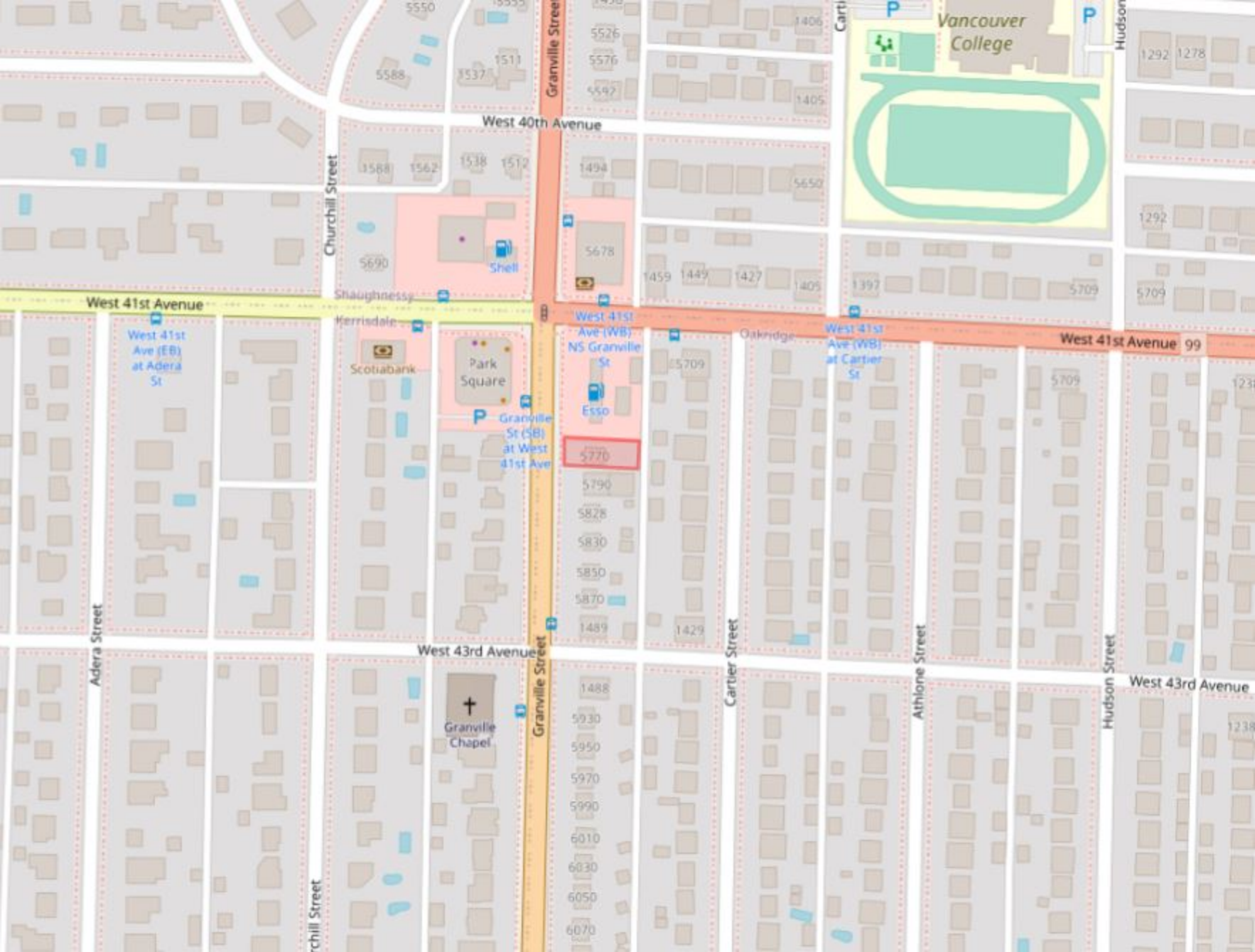
5889 Cartier

Granville Street

Cartier Street

Total Land Size 95,764 sf

West 43rd Avenue


Granville Street
West 40th Avenue
Vancouver College
Churchill Street
Shell
West 41st Avenue
Shaughnessy
Kerrisdale
West 41st Ave (EB) at Adera St
Scotiabank
Park Square
West 41st Ave (WB) NS Granville St
Esso
Granville St (SB) at West 41st Ave
Oakridge
West 41st Ave (WB) at Cartier St
West 41st Avenue 99
Adera Street
West 43rd Avenue
Granville Chapel
Granville Street
Cartier Street
Athlone Street
Hudson Street
West 43rd Avenue

5702 Granville Esso Gas Station,
RBC,7/11, Tim Hortons

5702 Granville Esso Gas Station,
RBC,7/11, Tim Hortons

5702 Granville Esso Gas Station,
RBC,7/11, Tim Hortons

5702 Granville Esso Gas Station,
RBC,7/11, Tim Hortons

5702 Granville Esso Gas Station, Car Wash
RBC,7/11, Tim Hortons

5702 Granville Esso Gas Station,
RBC,7/11, Tim Hortons

5770 Granville

5770 Granville

5770 Granville

5790 Granville

5828 Granville

5828 Granville

5828 Granville

5830 Granville

5830 Granville

5830 Granville

5850 Granville

5850 Granville

5850 Granville

5850 Granville

5850 Granville

5870 Granville

5870 Granville

1489 W 43rd

1489 W 43rd

1489 W 43rd

1489 W 43rd

Granville Street

Gas Station Back Lane

Gas Station Back Lane

604.671.7000

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Breaking News: Check out the most popular website in the Lower Mainland

NOW WITH SOLD HISTORY

www.BCCondosandhomes.com

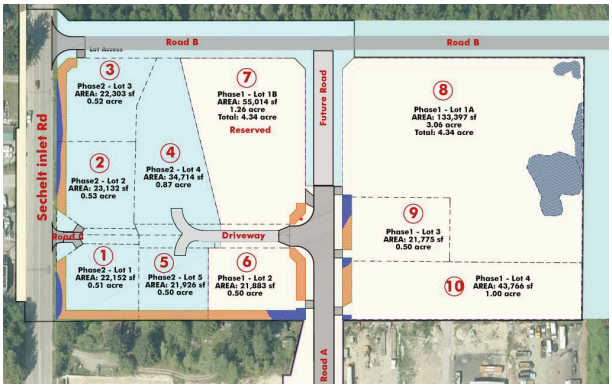
Les Twarog

SECHELT INDUSTRIAL LAND - 9A

5980 Sechelt Inlet Road | $12,000,000

Approved site with 9 Acres, 9 Lots (Pending Subdivision) Zoned I-6. One of the last industrial properties on the market in Sechelt. Located 2 km north of town.
Lots 7 & 8 are currently running "Big Foot Storage" with $21k/mo. income and growing. Seller will consider a $6M Vendor Take Back Mortgage

More info: www.bigfootstoragesechelt.com



1491 W 26th Ave (Shaughnessy)

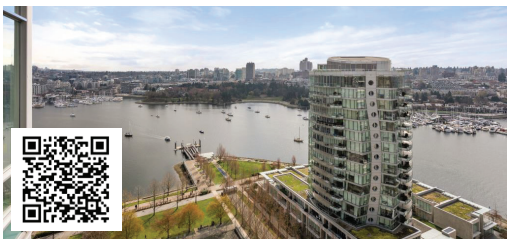
5,800SF house on a 8,800SF lot | Custom built home for luxurious lifestyle

$6,500,000

3520 Baycrest (Burke Mtn – COQ)

1 Acre corner lot zoned RS-2 with 2 road accesses. Potential to rezone to 5 lots or MF.

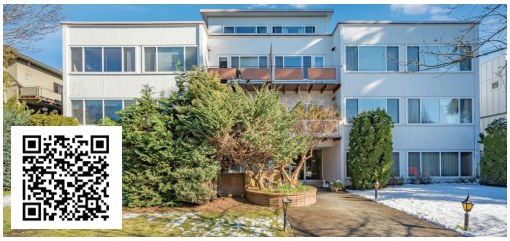
$2,999,000



2105-1483 Homer (Yaletown)

1,340 sqft | 3 Bed | 2 Bath
Semi Waterfornt Unit at Waterford

$2,500,000



5850 Vine (Kerrisdale)

22 Unit Apt Building | $311k/yr Income
Future Potential to increase rents

$11,900,000

1133 W 70th (Marpole)

26 Units Strata, 12 have been remodelled, Income 32k/mo, Potential for 40k/mo

$11,900,000

1080 Wolfe (Shaughnessy)

6,000 sqft House | 26,000 sqft Lot with plans to add another 9000sqft | Shovel Ready

$11,000,000

1775 Cedar Cres (Shaughnessy)

ATTN Developers – Builders | Post 1940 Building lot 100 x 125 | .38 FSR – Can built 7000sf home

$6,200,000

5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 sqft Totalling 17,000 sqft | 2.4 FSR Purpose Built Rental

$8,600,000

2302 - 1228 W Hasting (Coal Harbour)

1200 sq.ft | 2 bed, 2 bath | Completely Renovated suite at The Palladio

$1,899,000

2 Lots (Rental Only) 41st & Granville
2 Lots (Rental Only) 45th & Granville

- 5770 Granville $4.1M
- 5790 Granville $4.5M
  Development Site
  2.4 FSR, Mandatory
  Retail on Ground Floor

- 45 & Granville
  2.2 FSR – Rental Only
- Price Guidance $8M

These are under COV Secured Rental Policy Areas

5850 Vine – Kerrisdale Apartment Building

22 Unit building
in heart of
Kerrisdale, 12,000
s/f Lot, New Roof & Boiler,
20-678 s/f 1 bed ($1000-$1200/
mo), 2-800 s/f 2 bed
($1500/mo), gross income
$311k/yr
Rents under market, future
upside potential to buyer

$11,900,000

Marpole Apartment Building

1133 W 70th Ave
Stratified Units
Total of 26 units, 12 have
been remodelled.
Current income
$32K/mo, potential
$40k/mo is possible.
Needs some TLC

$11,900,000

West Van Building Lot

266 Stevens Drive
Rare opportunity to own
one of the last remaining
West Van 23,000 s/f lots with
125' of frontage
Shovel ready with all services
connected & plans for
an 8500 s/f home

$4,000,000

Baycrest / Burke Mountain

3520 Baycrest
DEVELOPMENT
Fabulous & Rare 1.02 acre
corner lot zoned RS-2 with
2 road accesses and wonderful
views for future developments.
Potential to rezone to
5 single lots.

$2,999,000

SHAUGHNESSY LOTS

- 1775 Cedar, 12,500 SF
  Post 1940, can build Approx.
  7,000 S/F House,
  rented/5900/Mo

$6.2M

- Douglas Road, 1 Acre
  (46,000 S/F) potential
  M/F or Multiple conversion
  Dwellings and infills

$15M

12th & Burrard Land Assembly

3 lots, 6,000 S/F each
Located in COV
"Secured Rental
Policy Zone"
Max. 5.5 FSR up to
max of 18 storeys
Price Guidance
$5.2M each lot

La Paz - Mexico Southern Baja

500 Home development
site on 71 acres
overlooking the
Malecón and La Paz Bay.
All properties will have
water views and are ten
mins from downtown
www.6717000.com/lapaz

$4,500,000

RE/MAX COMMERCIAL
RE/MAX Crest Realty
1428 W 7th Ave., Vancouver, BC

QR code to all above listings

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SHAUGHNESSY 27,000 S/F LOT

1080 Wolfe $11,000,000

27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf coach house. Go to website for more info.

SECOND SHAUGHNESSY 4500 S/F NEW HOME

1050 W. 26th Avenue $7,980,000

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaugnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.

1138 MATTHEWS OFFERED AT $16,900,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.

1975 W 18th – SHAUGHNESSY Lot $7,800,000

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at $5500/mo. Call for more info.

604.671.7000

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

Breaking News: Check out the most popular website in the Lower Mainland

我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jenny Wu 778.776.7190

BEAUTIFUL GEM IN YALETOWN
1707-1188 Howe Street $758,000

This Yaletown beautiful find is 800sf with 2 Bed, 2 Bath plus den and renovated bathrooms. An open concept living area with great building amenities including swimming pool, hot tub, gym, party room. Unit includes 1 parking & 1 storage locker and laundry facilities on the 2nd floor, rental allowed.

SOUTHLANDS 4200 SF 3 LEVEL TH
7353 Yew Street $3,200,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.

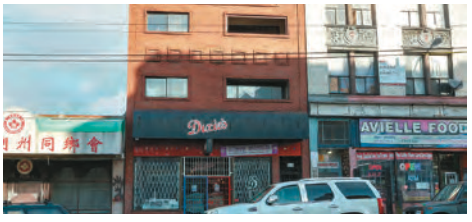
Welcome aboard to the growing BC Condos and Homes Team. Our new web site with the same name is gaining huge traffic, we get 4,000-5,000 unique Visitors per day from the 13,000 buildings that we have on line (and growing) Call any of us for all your real estate needs at 604-706-1710.

COAL HARBOUR – HARBOURSIDE PARK
702-588 Broughton Street $1,290,000

NW corner 942 SF 2 BD 2 BA w/views of water. Finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Luxury amenities incl. gym, ID pool, and hot tub.

"WOODWARDS" IN GASTOWN
2710-128 W. Cordova Street $1,290,000

Modern 2 BD 2 BA NW corner 1150 SF Unit with breathtaking views of the city, water & mountains. Finishes/Features incl. S/S appliances, gas cooktop, HW Flrs, spa-like master bath w/soaker tub, separate shower & spacious outdoor view balcony.



CASH COW - HASTINGS & MAIN
337-339 E. Hastings $2,100,000

6166 s/f mixed use 3 level building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll info.

WATERFRONT LOTS, SHUSWAP
FIVE 2A LOTS + ONE 33A LOT ($350-$650K)

Total of 6 Waterfront Lots available – most are approximately 2 Acres in size. All are waterfront. They also have road access via a forestry logging road. More Info at www.ansteyarm.ca

41ST & GRANVILLE DEV. SITE
5800 Block Granville $20M

Rental development site with a 2.2 FSR. Currently there are 5 homes on 8500 s/f lots. There is a potnetial to aquire the other 2 homes on either side. Call for more details.

COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES
700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site – Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca