For Sale: Land

611-615 E 10th Avenue

Full Side-By-Side Duplex Occupying a 6,039 SF Corner Lot in Vancouver's Mount Pleasant Neighbourhood



Lennard:

520-800 West Pender Street, Vancouver
604.636.2620

lennard.com

611-615 E 10th Avenue

Asking Price
$2,199,000
Annual Taxes (2026)
$11,523.60

Lot Size
6,039 SF

Zoning
R3-2 - Low Rise Apartments and Mixed Use Residential

Year Built
1974
PID
015-315-711
Legal Description
LOT A (SEE 471312L) OF LOTS 22 AND 24 OF LOT B BLOCK 156 DISTRICT LOT 264A PLANS 390 AND 1771

Unit Details
Unit 611:
Delivered Vacant

Unit 615:
Pays $3850/month

The Opportunity

Lennard Commercial Realty is pleased to offer for sale 611–615 E 10th Avenue, a full side-by-side duplex occupying a 6,039 SF corner lot in Vancouver's Mount Pleasant neighbourhood. Constructed in approximately 1974, the two-storey building comprises approximately 2,768 SF, with two three-bedroom homes, each featuring a full bathroom, two powder rooms and a covered carport.

Situated at East 10th Avenue and Carolina Street, the property combines existing rental income with a residential setting near Broadway, Main Street and neighbourhood amenities. R3-2 zoning provides several housing formats to investigate, creating an opportunity for investors and builders considering continued rental ownership or future redevelopment.



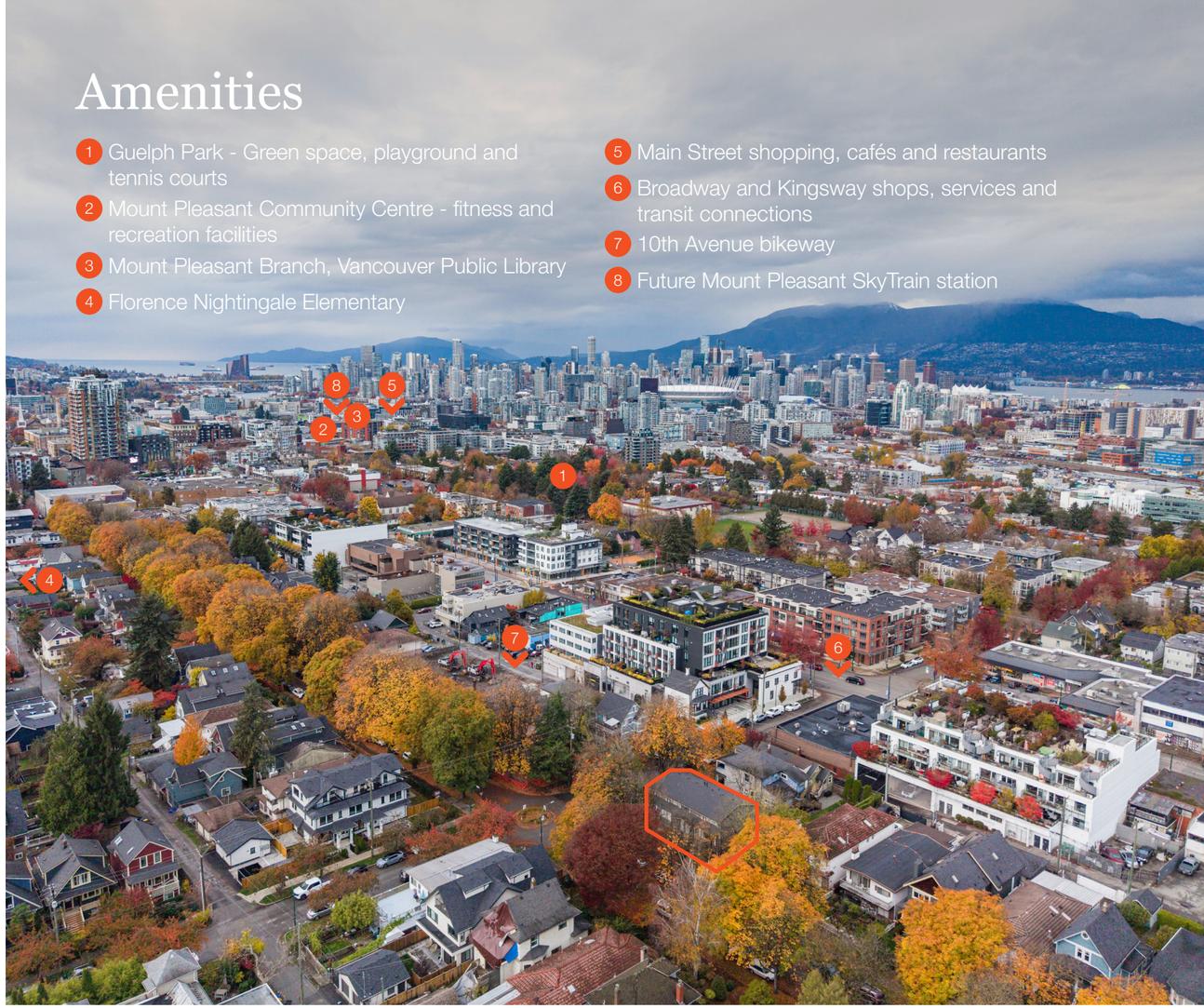


Property Highlights

- Full side-by-side duplex on a 6,039 SF corner lot
- Approximately 61 ft × 99 ft site dimensions.
- Two three-bedroom homes totalling approximately 2,768 SF.
- Each home includes one full bathroom and two powder rooms.
- Four parking spaces, including a covered carport for each home.
- Separate vehicle access from Carolina Street and East 10th Avenue.
- Freehold, non-strata ownership.
- Existing rental income within Vancouver's Broadway Plan area.
- R3-2 zoning with future housing options subject to site-specific review and approvals.

Amenities

1. Guelph Park - Green space, playground and tennis courts
2. Mount Pleasant Community Centre - fitness and recreation facilities
3. Mount Pleasant Branch, Vancouver Public Library
4. Florence Nightingale Elementary
5. Main Street shopping, cafés and restaurants
6. Broadway and Kingsway shops, services and transit connections
7. 10th Avenue bikeway
8. Future Mount Pleasant SkyTrain station



Location Overview

Positioned in the heart of Mount Pleasant, the property combines a residential side-street setting with convenient access to the shops, restaurants and services along Main Street, Broadway and Kingsway. Independent cafés, neighbourhood businesses and everyday amenities contribute to the area's appeal for both residents and tenants.

Nearby Guelph Park offers outdoor recreation, while Mount Pleasant Community Centre and its public library provide fitness, recreation and community programming. Florence Nightingale Elementary is also nearby, adding to the location's appeal for households seeking three-bedroom accommodation.

East 10th Avenue forms part of Vancouver's established cycling network. Broadway transit connections serve the surrounding neighbourhood, and the future Mount Pleasant SkyTrain station at Broadway and Main Street will connect the area to the expanded Millennium Line.

611-615 E 10th Avenue

Development Overview

Broadway Plan - Mount Pleasant RT Areas, Area A (MRTA)

The property is situated within MRTA Area A of Vancouver's Broadway Plan. Section 10.24 establishes a framework for introducing low-rise rental housing into the neighbourhood, expanding housing choices while maintaining a primarily residential setting.

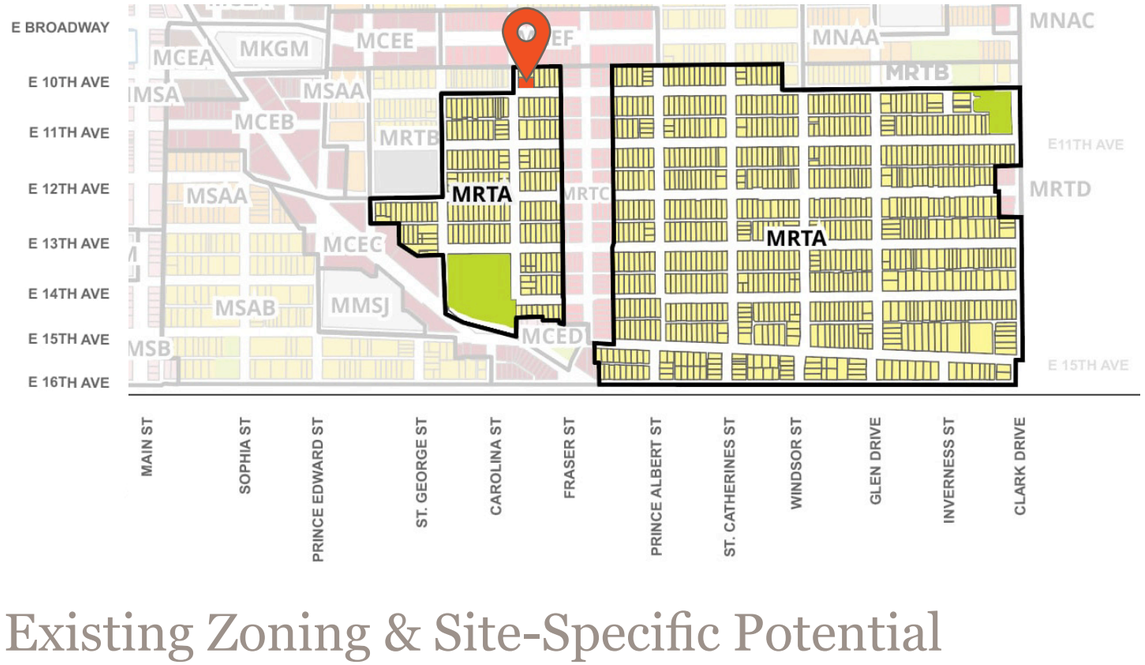
10.24.1 MRTA Policy Summary Table

Policy Area	Mount Pleasant Existing Low-Density Areas - Area A (MRTA)
Uses	Residential, retail/service
Option/Tenure	Secured rental housing or social housing
Max Height	3-6 storeys - refer to the R3-2 District Schedule and the City-wide Design and Development Guidelines
Max Density	Variable - refer to the R3-2 District Schedule and the City-wide Design and Development Guidelines
Min Frontage	Variable - refer to the R3-2 District Schedule and the City-wide Design and Development Guidelines
Notes	• To facilitate these development options, many sites have been rezoned to R3-2. For these sites, a rezoning application is not necessary and applicants may proceed through the development permit application process. See Land Use (Chapter 7) for more details. • In cases where the site has not already been rezoned to R3-2, applicants can pursue a site-specific rezoning application to the R3-2 zoning district. • Where the development options enabled under the R3-2 zoning district are not feasible due to circumstances specific to the site and/or proposed development, applicants may pursue a rezoning application to a CD-1 district. All Broadway Plan policies will continue to apply.
Applicable Development Types	Residential Low-Rise

MRTA Policy Framework

	Larger Sites	Smaller Sites
Housing Tenure	Secured rental housing	Secured rental housing
Policy Height Range	Up to 6 storeys	3 - 5 storeys
Policy Density Range	2.4 - 2.7 FSR	1.0 - 2.2 FSR
Frontage Guidance	Minimum 30.1 metres / approximately 99ft	Below the larger-site frontage threshold; site-specific requirements apply

10.24 Mount Pleasant Existing Low-Density Areas - Area A



Existing Zoning & Site-Specific Potential

The property's R3-2 zoning provides a development framework for rental apartments while retaining lower-density housing options, including detached houses, duplexes and multiplexes.

At approximately 561 m², the existing parcel falls within the current R3-2 apartment density tier permitting up to 1.60 FSR, subject to compliance and approvals. Applied to the reported lot area, this represents approximately 9,662 SF of zoning floor area before detailed design review.

Purchasers can investigate replacement duplex or multiplex concepts, a standalone rental development, or the potential benefits of assembly with neighbouring properties. An assembly may improve development scale and access to higher density tiers, subject to the combined site's dimensions and applicable regulations.

The corner configuration provides two street exposures and opportunities to explore different building orientations and entrances. Achievable development will depend on surveyed dimensions, minimum site-depth requirements, access, servicing, tenancy obligations and City review.

All development information is provided for general guidance. Purchasers must independently verify permitted uses, tenure, density, building form and development feasibility with the City of Vancouver and their professional advisers. No development approval or specific unit count is represented.



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