



Presented by:
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Active
R3101005
 Board: V
 House/Single Family

2798 YALE STREET
 Vancouver East
 Hastings Sunrise
 V5K 1C3

Residential Detached
\$3,400,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,400,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1911**
 Frontage(feet): **65.95** Bathrooms: **4** Age: **115**
 Frontage(metres): **20.10** Full Baths: **3** Zoning: **R1-1**
 Depth / Size: **125.14** Half Baths: **1** Gross Taxes: **\$13,728.90**
 Lot Area (sq.ft.): **8,252.98** Rear Yard Exp: **South** For Tax Year: **2025**
 Lot Area (acres): **0.19** P.I.D.: **031-944-612** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **Yes: Burrard Inlet & N/S Mountains**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: Covered Parking: Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Other**
 Exterior: **Stucco** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **3** Dist. to School Bus: **3**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **Yes**
 # of Fireplaces: R.I. Fireplaces: Rain Screen: **No** Fixtures Leased: **No**
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Natural Gas** R.I. Plumbing: Fixtures Rmvd: **:**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)** Floor Finish:
 Type of Roof: **Asphalt**

Legal: **LOT A, PLAN EPP105997, DISTRICT LOT TH, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features:

Finished Floor (Main):	1,273	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,824	Main	Living Room	14'9 x 14'4	Bsmt	Kitchen	8' x 6'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'2 x 12'6	Bsmt	Bedroom	9'2 x 10'2	Main 2
Finished Floor (Below):	0	Main	Dining Room	16'6 x 15'11	Bsmt	Bedroom	9' x 10'2	Above 4
Finished Floor (Basement):	995	Main	Family Room	15'3 x 11'1			x	Bsmt 4
Finished Floor (Total):	4,092sq. ft.	Above	Primary Bedroom	16' x 15'			x	Bsmt 4
Unfinished Floor:	0	Above	Bedroom	13'4 x 13'3			x	
Grand Total:	4,092sq. ft.	Above	Bedroom	12' x 10'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'5 x 12'0			x	
Suite:		Above	Study	8'4 x 8'			x	
Basement: Unfinished		Above	Hobby Room	22'6 x 18'			x	
		Above	Great Room	16' x 12'			x	
		Above	Other	16' x 7'			x	
		Bsmt	Living Room	19' x 16'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty** **Macdonald Realty**

Rare 66'x125' ft R1-1 corner redevelopment site in a prime Hastings-Sunrise location. This 8,253 sq ft property with lane access represents a rare oversized redevelopment parcel and one of the most compelling development opportunities currently available in all of East Vancouver. This corner lot provides exceptional site flexibility, allowing builders and investors to explore multiple development pathways depending on design and approvals. Opportunities to secure redevelopment sites of this scale in Hastings-Sunrise are extremely limited. Ideally positioned steps from New Brighton Park, PNE, Hastings Street amenities, transit, and with quick access to Highway 1, with exceptional views of Burrard Inlet & North Shore Mountains. Zoning allows for up to 6 strata lots and 8,253 buildable SQ FT