

For Sale

Development/Investment Opportunity



1060

DEEP COVE ROAD
North Vancouver



Sherman Scott
Associate Vice President
Dir: +1 604 662 2663
sherman.scott@colliers.com

Opportunity

Colliers is pleased to present this strategic 15,946 SF property for sale. Currently home to Deep Cove's popular neighbourhood pub "The Raven", this development property offers approximately 128 ft of direct frontage to Deep Cove Road, a main thoroughfare to the amenities of Deep Cove. The property also provides upside of a potential mixed-use development in the future. If desired, the Vendor is willing to do a short term leaseback to provide holding income while one rezones the property.

Highlights

- > High exposure property on the east side of Deep Cove Road
- > Ample parking for the business needs
- > Rectangular shaped site with more than +128 feet of frontage on Deep Cove Road
- > Assembly and redevelopment potential

Property Details

Legal Address:	PID: 010-649-221 Lot P, Except: Part On Srw Plan 19710 Block 11 District Lot 624 Plan 17727
Site Area (SF):	15,946SF
Current Zoning:	C6 - Public House Commercial
OCP:	District of North Vancouver - Village Centres
Price:	\$3,500,000

Site Description

The site consists of one large 15,946 square feet with +/-125 foot frontage along Deep Cove Road and a return depth of +/-125 feet. This relatively rectangular site gently slopes down to the east and is neighbored by two commercial properties to the south and several residential properties to the north and east.

A Stage 1 Preliminary Site Investigation Report is available on request.

Zoning

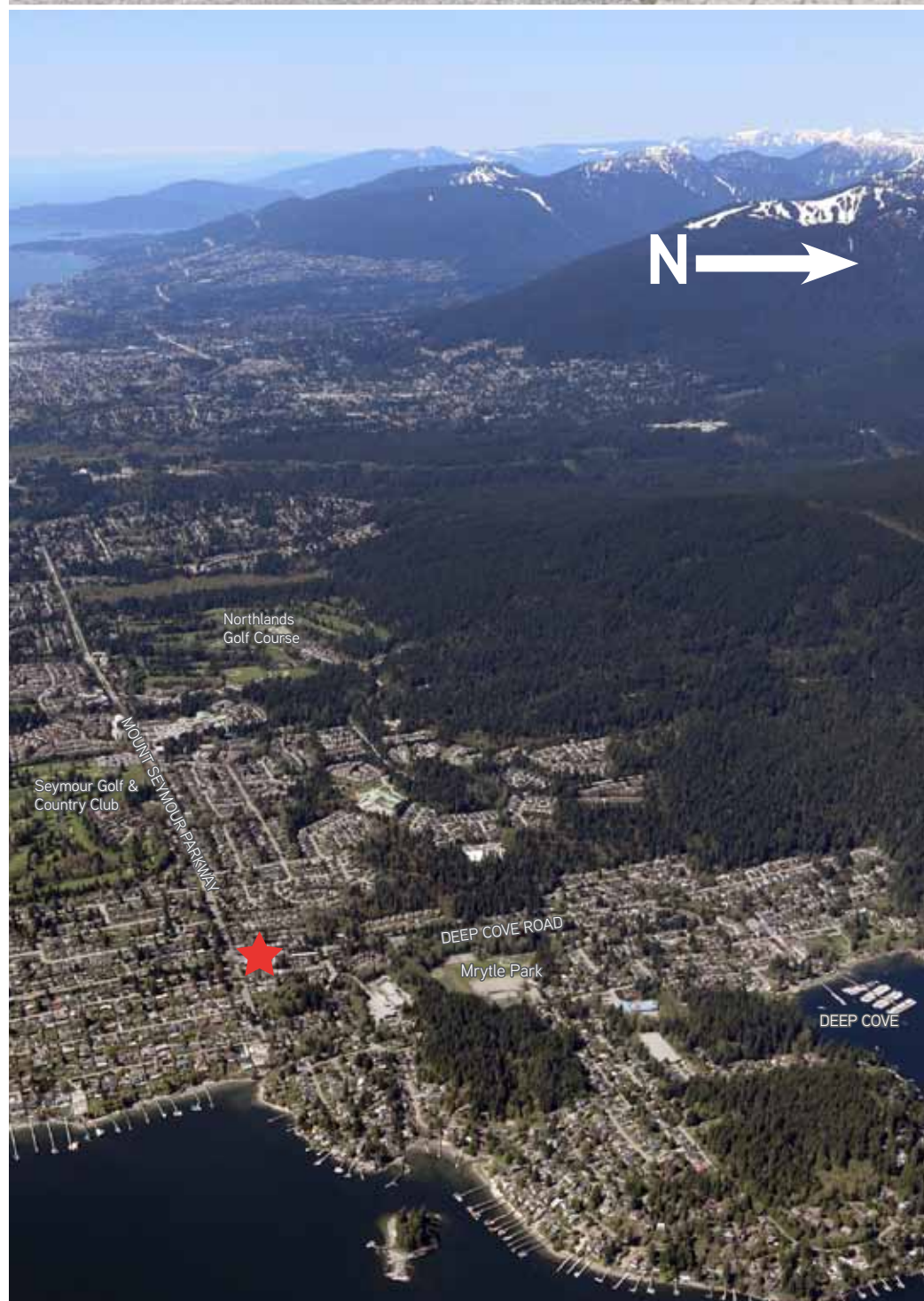
The subject site is currently zoned C6 Public House Commercial and designated "Commercial Residential Mixed-Use Level 1" in the District of North Vancouver Official Community Plan, which provides for a wide range of commercial and retail establishments. Residential uses above commercial uses at street level are generally encouraged with a maximum 1.75 FSR.

Site Aerial



Frontage = 128.5 ft approximately

Depth = 127.62 ft approximately



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The spectacular Deep Cove bay is less than a 10 minute walk from the Property.



Contact Us

SHERMAN SCOTT

604 662 2663

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COLLIERS INTERNATIONAL

200 Granville Street, 19th Floor

Vancouver, BC V6C 2R6

MAIN +1 604 681 4111

FAX +1 604 661 0849

www.collierscanada.com

