

# FOR SALE > Residential Development Opportunity

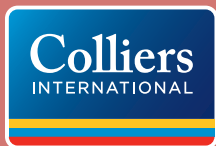


## Residential Development Opportunity

9511 Odlin Road  
Richmond, BC

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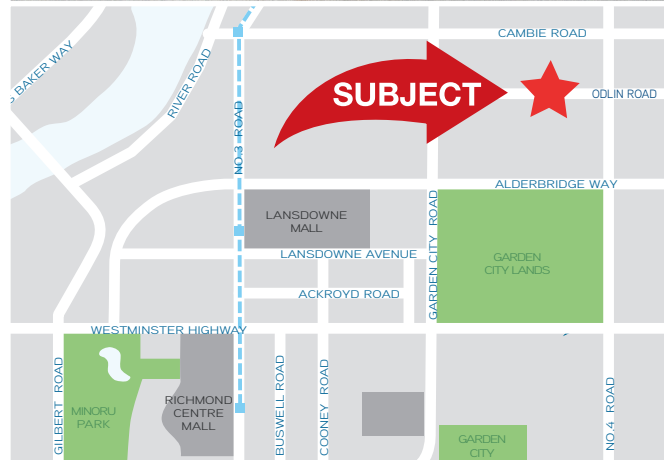
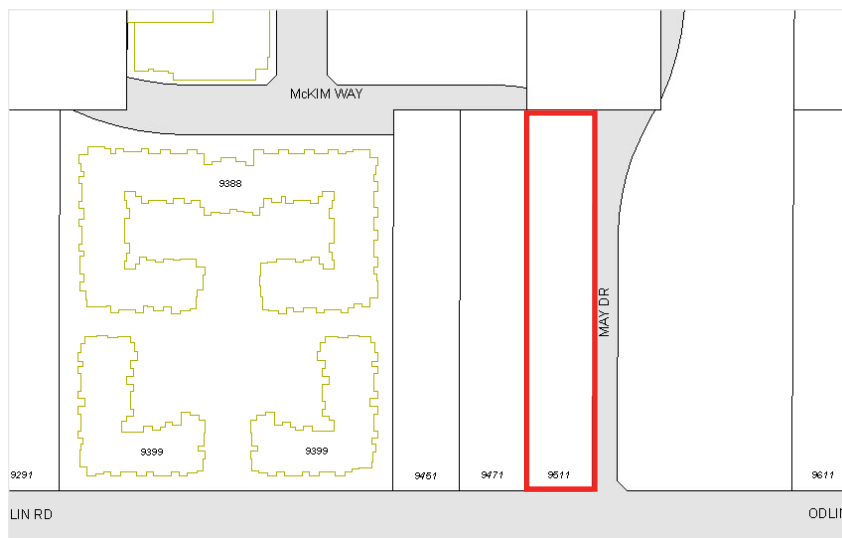
### KEY HIGHLIGHTS

- > Designated for medium density residential development in Richmond's West Cambie Area Plan
- > Potential for townhouse/low-rise apartment development
- > Located just minutes from Richmond's City Centre, providing access to shopping, services, and Canada Line rapid transit
- > Capitalize on overwhelming demand for Richmond low-rise and townhouse product
- > Full one-acre site with potential to assemble with neighbouring properties

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Civic Address:	9511 Odlin Road, Richmond, BC	
Legal Description:	West Half Lot 20 Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 PID: 012-030-783	
Location:	The site is located on the northwest corner of Odlin Road and May Drive in the Alexandra area of Richmond's West Cambie Neighbourhood.	
Site Area and Dimensions:	43,563 SF (1 acre) 87.5 feet of frontage on Odlin Road (approx.) 498 feet of frontage on May Drive (approx.)	
Site Description:	Rectangular vacant lot	
Current Zoning:	RS1/F Single Family Dwelling	
Official Community Plan:	The West Cambie Area Plan designates the Property for medium density residential uses, with predominant built forms of townhouse and low-rise apartments. Prescribed density of 1.50 FAR (excluding underground parking) with density bonus of 0.2 FAR available for affordable housing.	
Assessed Value (2014):	Land	\$4,138,500
	Improvement	\$0
	Total	\$4,138,500
Taxes (2014):	\$17,908.03	

## SITE PLAN



## CONTACT US

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