



For Sale by Court Order

Townhouse Development Opportunity

430 Boyd Street and 350 & 354 Stanley Street NEW WESTMINSTER, B.C.

KEY HIGHLIGHTS

- › Opportunity to build approximately 80 townhouse units in established Queensborough area
- › 3.6 acre (142,136 SF) site
- › Submarket with consistent demand for ground-oriented product
- › Preliminary support for rezoning to RT-3 or RT-3A, a townhouse density residential with an FSR not to exceed 0.9
- › Offsite servicing estimate available
- › Asking Price: \$8,500,000

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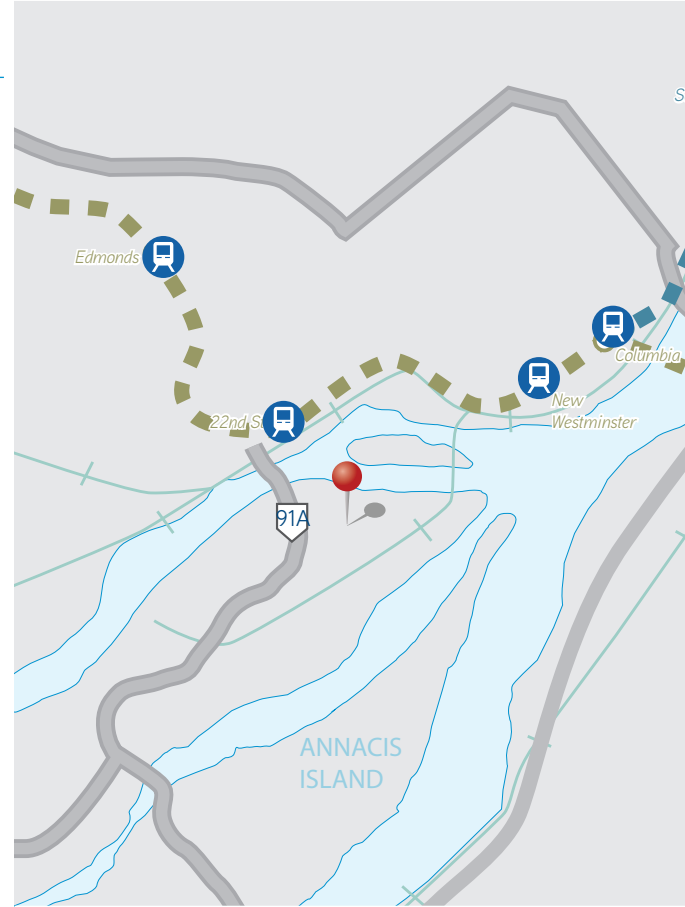


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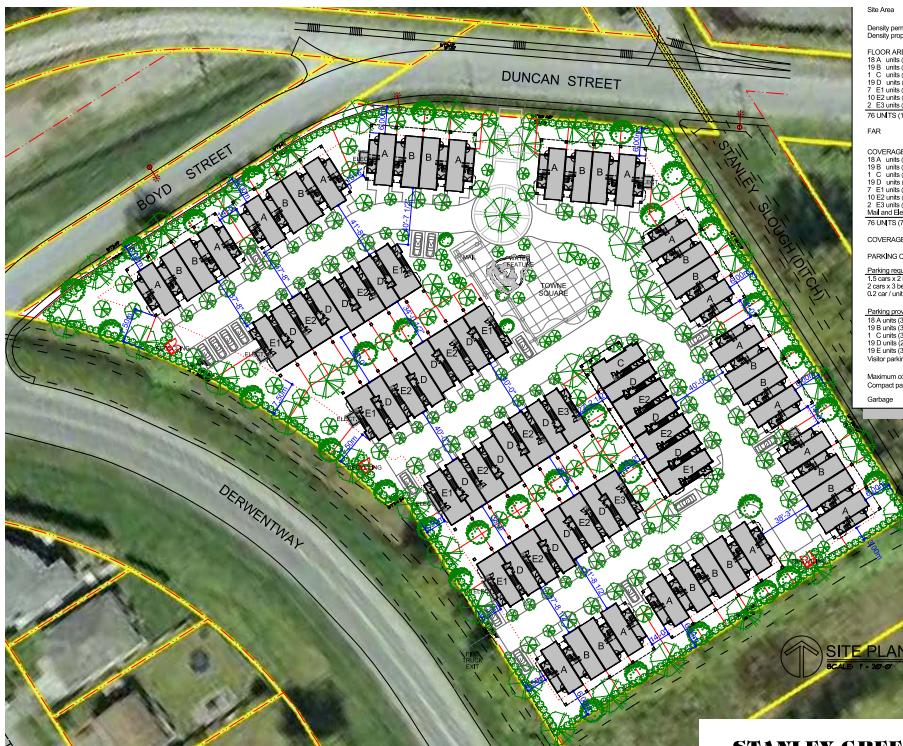
FOR SALE > Townhouse Development Opportunity

SALIENT FACTS

Municipal Address:	430 Boyd Street, 350 & 354 Stanley Street, New Westminster, B.C.
Legal Address:	<p>PID: 009-305-122 Lot 15 Except: Part Subdivided By Plan 26022, District Lot 757 Group 1 Plan 24145 PID: 008-796-831 Lot 16 Except: Firstly: Part On Statutory Right Of Way Plan 74766; Secondly: Part Subdivided By Plan Lmp13475 District Lot 757 Group 1 Plan 26022 PID: 014-070-880 Parcel "A" (H133443e) Lot 13 District Lot 757 Group 1 Plan 8466 PID: 013-580-329 Parcel C (N58117e) Lot 13 District Lot 757 Group 1 New Westminster District Plan 8466</p>
Location:	The Property is located at the the east end of the Queensborough area of New Westminster. The site is conveniently located close to the Queensborough Bridge and Highway 91A which allows easy access to neighbouring cities, Surrey, Richmond, Burnaby and Vancouver.
Site Area:	142,136 SF (3.6 acres)
Improvements:	The Property is currently a vacant lot.
Current Zoning:	Currently zoned M-1, a light industrial zoning. The proposed zoning is RT-3 or RT-3A, a townhouse development with a 0.9 FSR. There was a previous application to rezone the property for a 76-unit townhouse project.
Gross Taxes (2014):	\$74,690.00
Asking Price:	\$8,500,000



PROPOSED SITE PLAN



All Offers to Purchase are subject to Court Approval.

CONTACT US

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