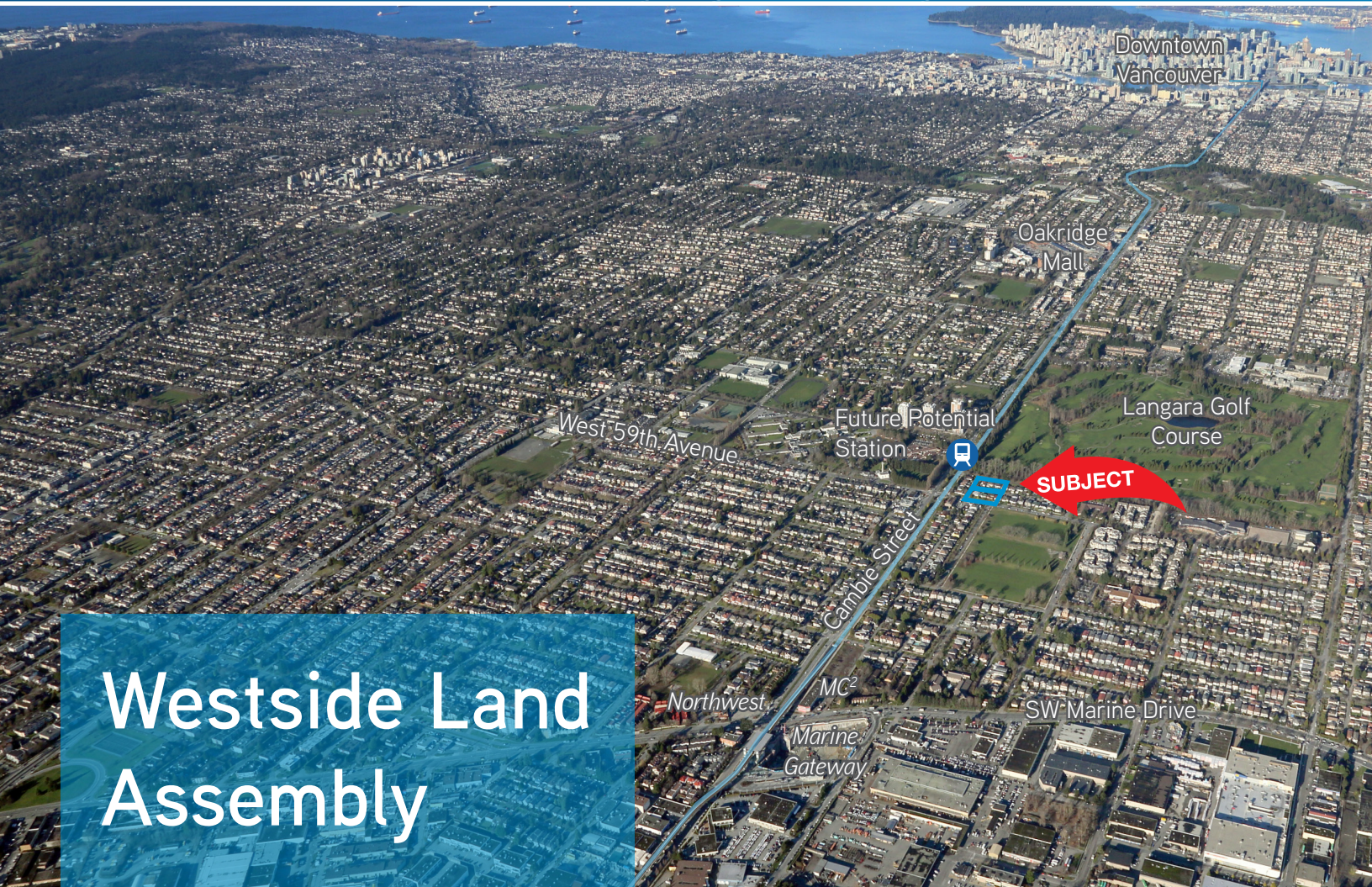


FOR SALE > Residential Development Opportunity



Westside Land Assembly

470, 478 & 486 West 58th Avenue, and
469, 477 & 485 West 59th Avenue
Vancouver, BC

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RESIDENTIAL DEVELOPMENT OPPORTUNITY

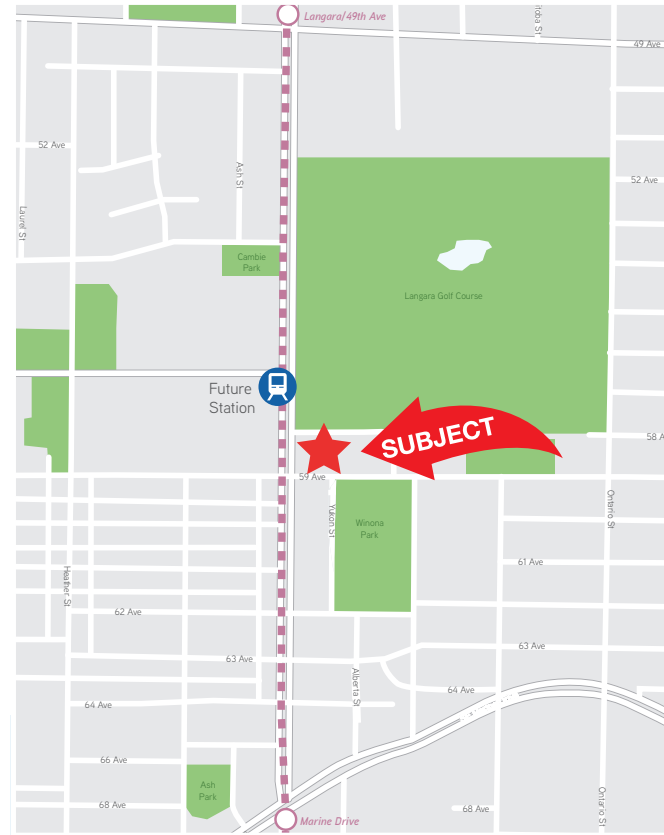
- > Remarkable opportunity to build multifamily next to Langara Golf Course and Winona Park.
- > Assembly of six single family lots across city-owned lane. Opportunity to acquire three lots only on either side, or all six.
- > 35,880 SF total site area designated within the Marpole Community Plan for 6-storey development, 2.5 FSR.
- > Fixed-rate CAC equivalent to \$41.75/SF on gross buildable area.
- > Irreplaceable location with Langara Golf Course to the north and Winona Park to the south. Unimpeded views in all directions. Some of the City's best schools and a future transit station nearby.
- > Capitalize on strong demand for condos in an area that will appeal to all buyer demographics. Build as two efficient phases and achieve economies in rezoning, marketing and building.
- > Accepting offers on April 27th, 2015.



FOR SALE > Residential Development Opportunity

Civic Address:	470, 478 & 486 West 58th Avenue, and 469, 477 & 485 West 59th Avenue, Vancouver, BC
PIDs:	008-172-480, 009-672-303, 009-671-901, 009-672-346, 007-473-630, 004-594-363
Area:	Located on a quiet street in the Marpole area just East of Cambie Street and just one block away from a future Canada Line Station. Situated between Langara Golf Course and Winona Park
Location:	The site is located on the south side of West 58th Avenue and the north side of West 59th Avenue between Cambie and Yukon Streets
Site Area:	35,880 SF
Site Dimensions:	150 feet of frontage on West 58th/59th Avenue; each group of three houses has 120 feet of depth (not including the lane separating the north and south lots)
Improvements:	The property is improved with 6 single-family homes on six separately owned lots. All six owners have collectively agreed to sell
Previous Zoning:	RS-1 Single Family Dwelling
Marpole Community Plan:	The Marpole Community Plan (the "MCP") was approved by City of Vancouver Council in April 2014. The MCP designated the subject properties for development up to 6-stories, 2.5 FSR
Offering Process:	Please contact listing agent for asking price. Interested parties may elect to offer on three lots only or all six.

SITE PLAN



CONTACT US

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