

FOR SALE > HIGH DENSITY RESIDENTIAL DEVELOPMENT SITE



Development Opportunity

1484 Martin Street, White Rock, BC

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KEY HIGHLIGHTS

- > Premier offering of highly coveted land parcel in the heart of White Rock's Town Centre
- > Rarely achievable scale: 2.5 acres (106,994 SF); CR-1 zoned
- > Opportunity to build approx. 320,000 SF (250-350 units) of residential in a highly desirable location
- > Flexibility with respect to building density, heights and massing creates options on rectangular site
- > No rezoning required. Streamlined approval process; only development permit.
- > Enviable and irreplaceable sweeping views from Semiahmoo Bay across to Vancouver Island will underpin condo sales values.
- > Capitalize on strengthening demand for condo product in the area with diminishing competitive supply
- > Asking price: \$20,800,000 (\$65 per buildable SF based on 3.0 FSR) Accepting offers on June 16, 2015

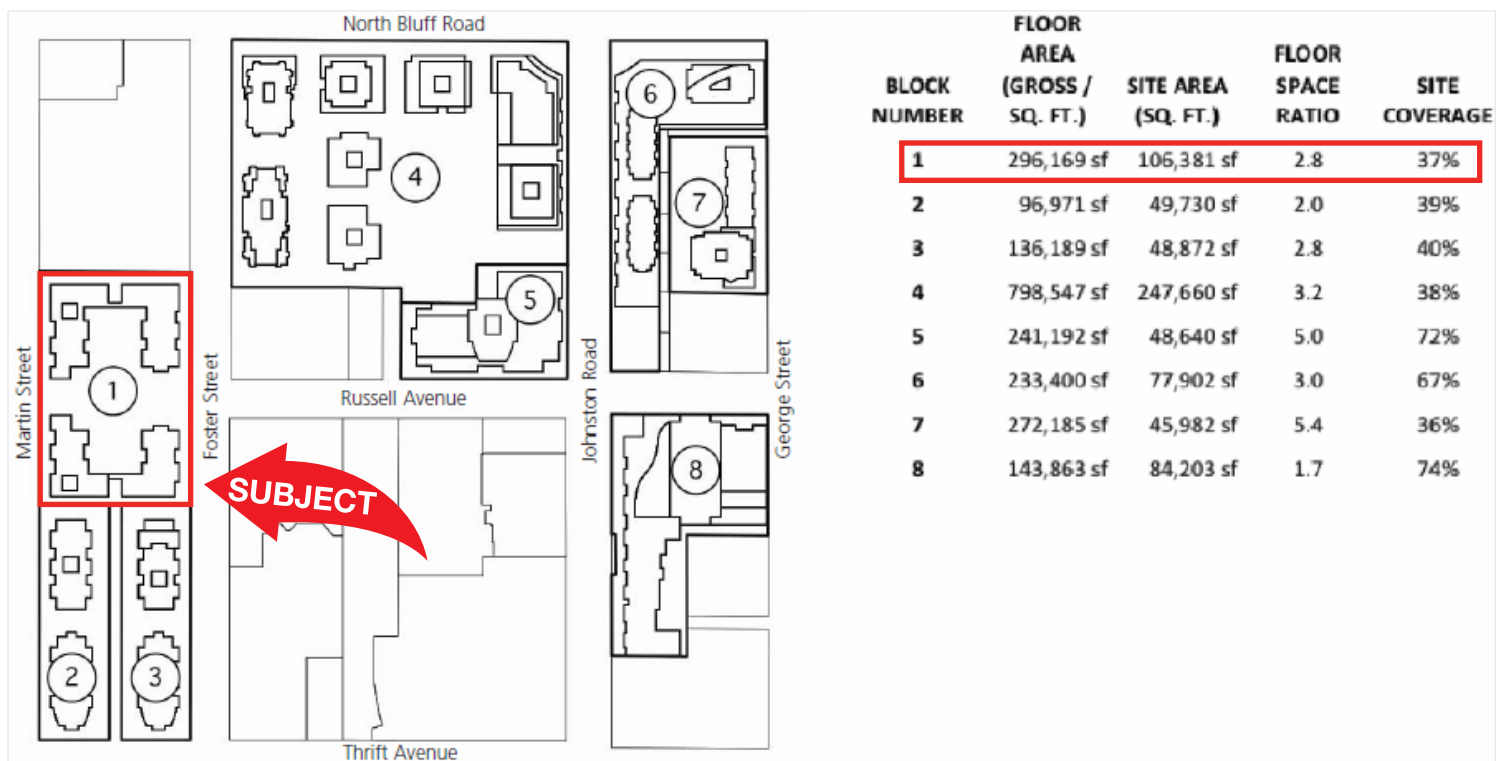


SALIENT FACTS

Civic Address:	1484 Martin Street, White Rock, BC
Legal Description:	Block 5 Section 10 Township 1 New Westminster District Plan 3498 PID: 010-991-379
Location:	Located on Martin Street between Thrift Avenue and 16th Avenue in White Rock's Town Centre area. One block from Semiahmoo Shopping Centre, four blocks to White Rock Beach, and close proximity to several schools.
Site Area:	106,994 SF (2.5 acres)
Frontage:	402.8 feet of frontage on both Martin Street (West) and Foster Street (East). 266 ft site depth.
Development Potential:	Potential to achieve residential development density of up to 3.0 FSR (Approximately 320,000 SF of buildable area). Flexibility of building massing facilitates phasing.
Improvements:	The property is improved with a single-family house on the Southwest corner of the site; otherwise vacant.
Adjacent Uses:	North: Sussex House – 150-unit, 7 & 8-storey condo, built 2004 South: Various lowrise apartment buildings
Current Zoning	CR1 - Town Centre Area Commercial / Residential Zone

WHITE ROCK TOWN CENTRE PLAN

The White Rock Town Centre Plan (the "WRTCP") was approved by City of White Rock in June 2011 and designates the subject property for residential development up to 2.8 FSR with the potential for additional bonus density. The WRTCP is merely a guideline and greater density may be supported.

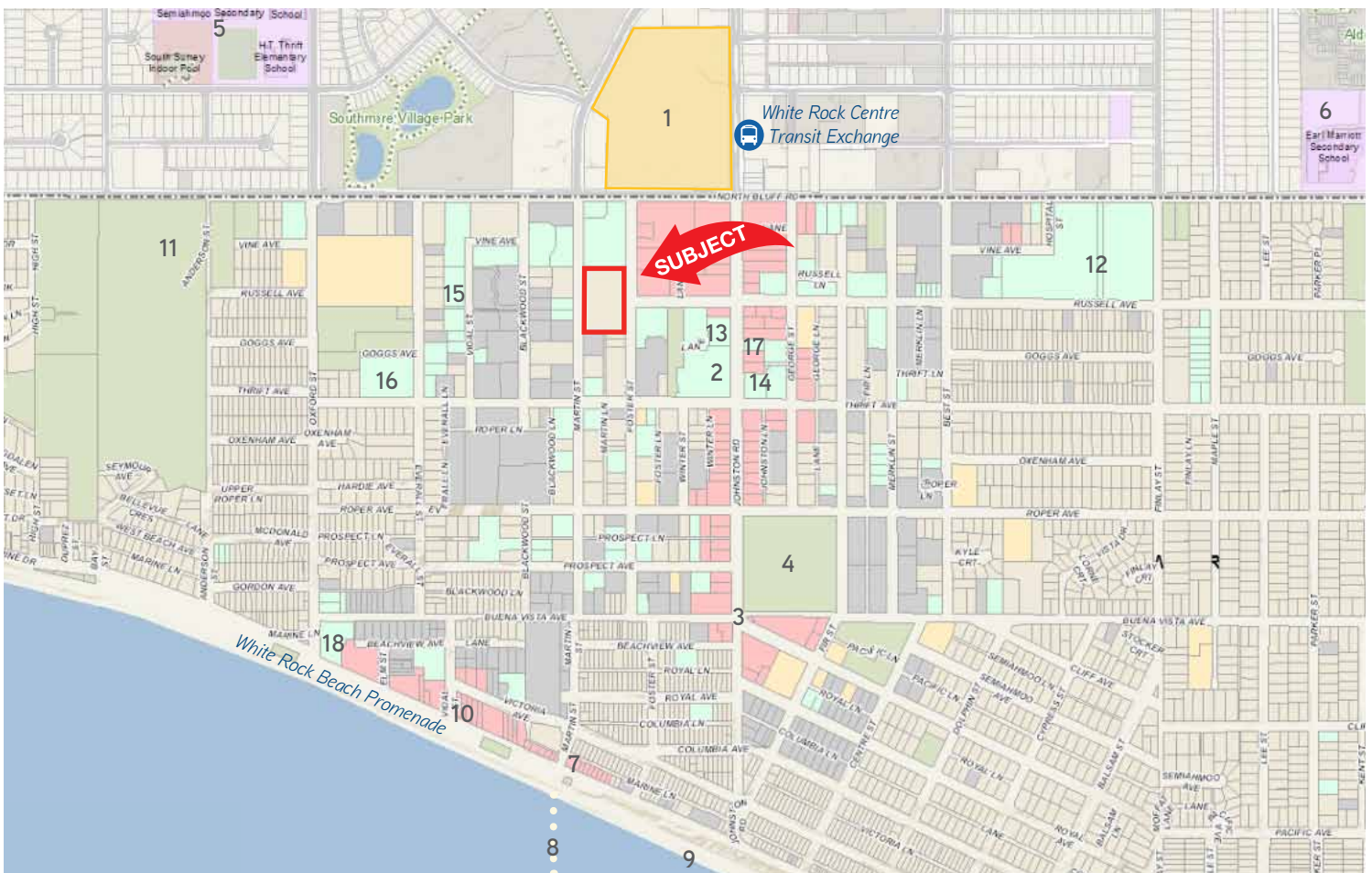


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SITE PLAN



WHITE ROCK MAP



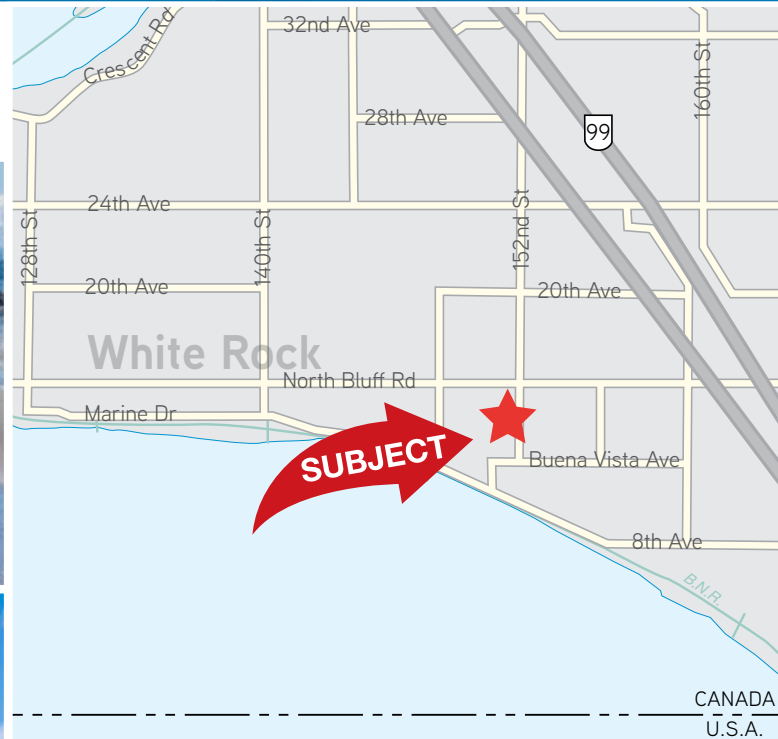
- Legend**
- | | | |
|---|--------------------------------------|--|
| 1 Semiahmoo Shopping Centre/Save-On-Foods | 7 White Rock Beach Shops/Restaurants | 13 Bosa's <i>Miramar Village</i> Project* |
| 2 Buy Low Foods | 8 White Rock Pier | 14 Ledingham McAllister's <i>Saltire</i> Project* |
| 3 "Five Corners" Various Retail | 9 The "White Rock" | 15 <i>Beverly by Cressey</i> Project* |
| 4 White Rock Elementary School | 10 The Boathouse Restaurant | 16 Forge Properties' <i>Royce</i> Project* |
| 5 Semiahmoo Secondary School | 11 Centennial Park/Arena | 17 Epta Properties' <i>Avra</i> Project* |
| 6 Earl Marriott Secondary School | 12 Peace Arch Hospital | 18 LLW Holdings' <i>Newport at West Beach</i> Project* |

* For further detail on these projects, please request an information package

PHOTO GALLERY



Site View



OFFERING PROCESS

Offers to be submitted directly to the exclusive agents on June 16th, 2015. Please contact us for a full information package and environmental report.

CONTACT US

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