



Fraserview Golf Course

# East Fraser Lands Development Site

3122 & 3130 SE Marine Drive  
Vancouver, BC

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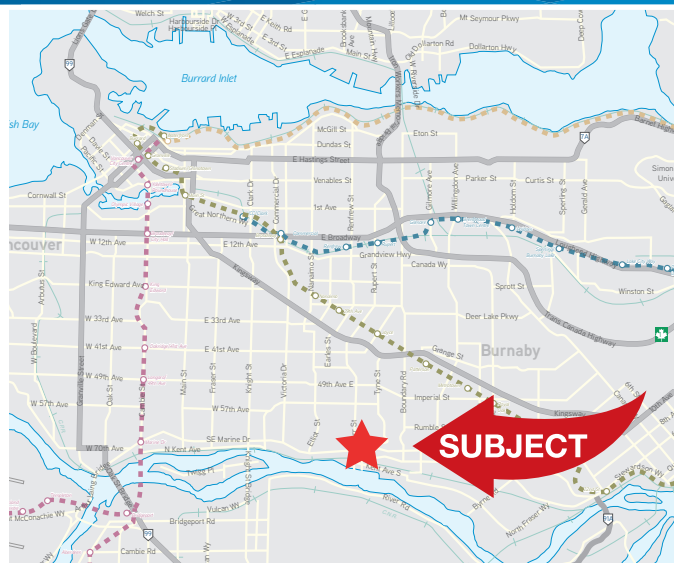
**COLLIERS INTERNATIONAL**  
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## DEVELOPMENT HIGHLIGHTS

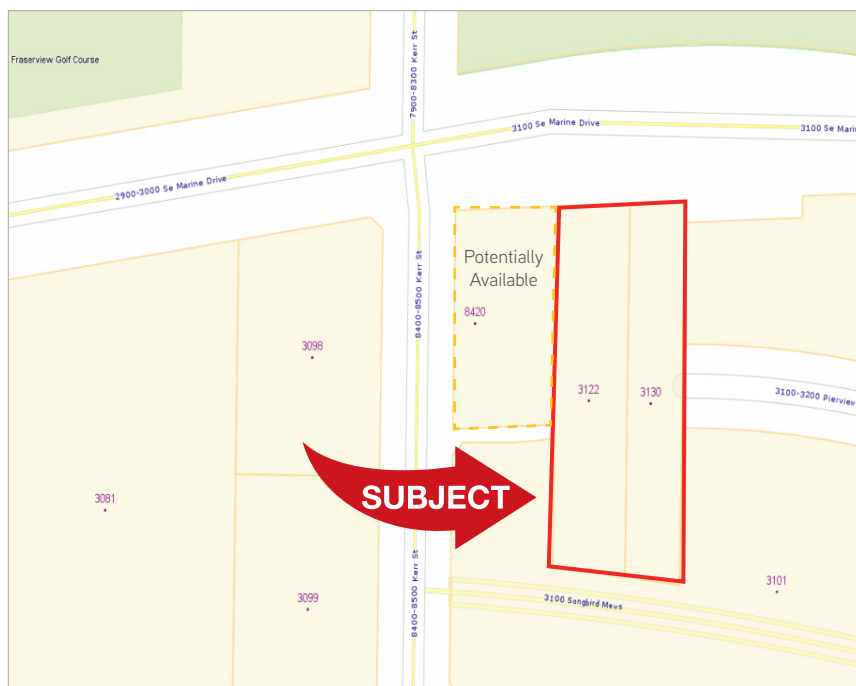
- › 33,820 SF development site located in Vancouver's East Fraser Lands (River District) neighbourhood and identified as Area 4
- › Designated for a mix of townhouse and mid-rise development with approximately 48,000 SF of buildable area
- › Potential for views overlooking the Fraser River
- › One of the last unassembled development sites in the East Fraser Lands
- › Close proximity to amenities including walking trails, riverfront parks, and Fraserview Golf Course
- › Asking price: \$5,500,000

## FOR SALE › East Fraser Lands Development Site

The Opportunity:	To purchase a 100% interest in the multi-family development property located at the gateway to the East Fraser Lands, one of Vancouver's newest waterfront communities	
Civic Address:	3122 & 3130 Southeast Marine Drive, Vancouver BC	
PIDs:	010-745-378 , 010-351-591	
Location:	Located on the south side of SE Marine Drive, mid-block near the southeast corner of Kerr Street, in Vancouver's East Fraser Lands/River District neighbourhood.	
Site Dimensions/ Site Area:	33,820 SF (0.776 acres); 166 feet of frontage on SE Marine Drive and approximately 294 feet of depth.	
Site Description:	Two rectangular-shaped lots currently improved with single-family homes.	
Current Zoning:	M-1B (Industrial)	
OCP:	Situated within Area 4 of the East Fraser Lands Official Development Plan; designated for residential development up to an approximate density of 48,000 of buildable SF.	
Property Taxes (2014)	\$10,499.79	
Assessment (2015):	Land	\$2,724,000
	Improvement	\$35,200
	Total	\$2,759,200
Asking Price:	\$5,500,000	



## SITE PLAN



## CONTACT US

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