

DEVELOPMENT OPPORTUNITY

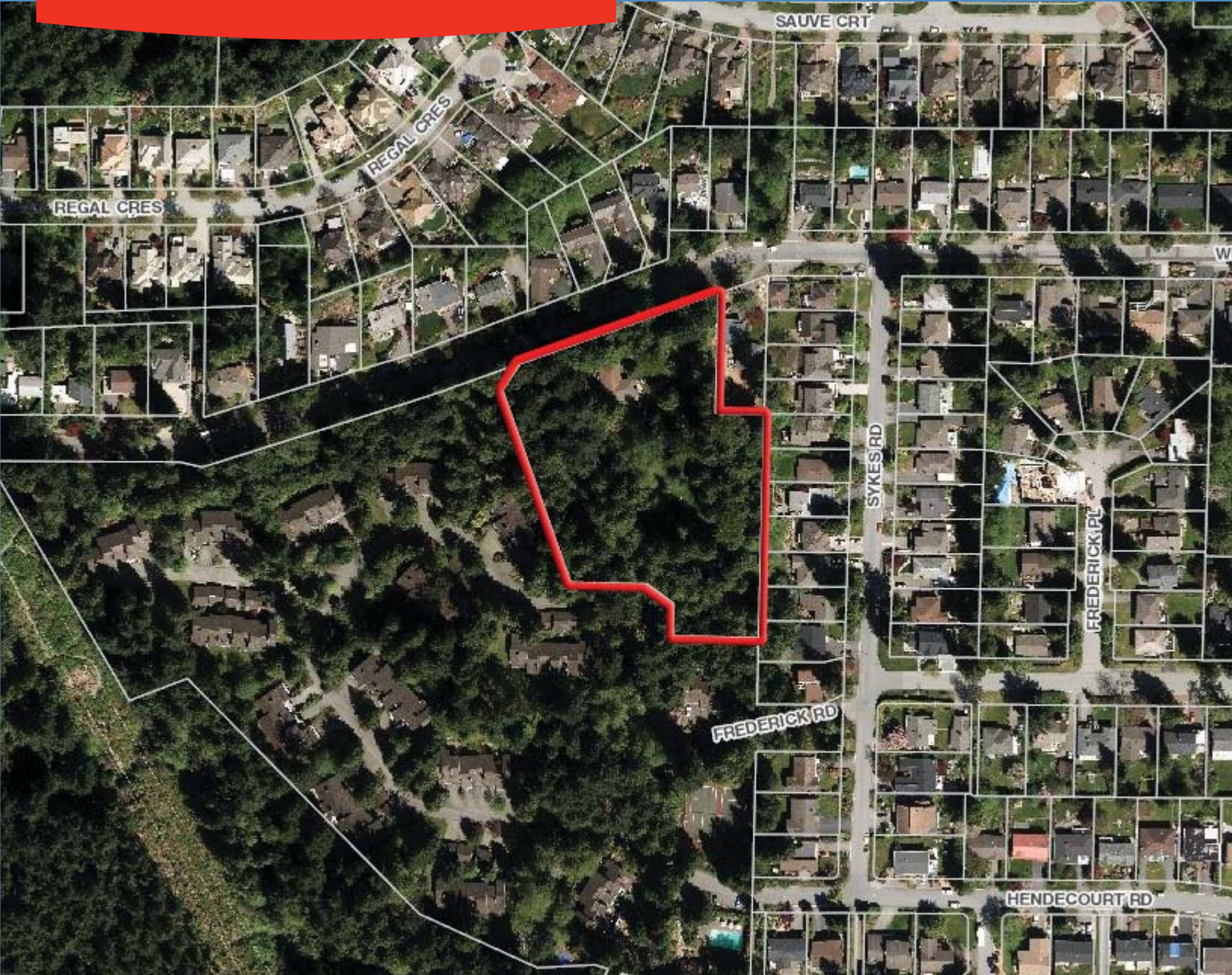
SINGLE FAMILY LOT SUBDIVISION

875 WELLINGTON DRIVE
NORTH VANCOUVER, BC



**CUSHMAN &
WAKEFIELD®**

FOR SALE



2.84 ACRE LARGE, SINGLE PARCEL LOCATED IN AN ESTABLISHED NEIGHBOURHOOD
SINGLE FAMILY RESIDENTIAL DETACHED ZONED WITH POTENTIAL FOR 13 LOTS

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SINGLE FAMILY LOT SUBDIVISION

875 Wellington Drive, North Vancouver, BC

OPPORTUNITY

875 Wellington Drive is a large 2.84 acre (123,710 square foot) single parcel located within an established residential neighbourhood of single family lots and townhomes. The Property is zoned RS-3 (Single Family Residential) and designated as Residential Detached in the Official Community Plan (OCP).

The Property presents the opportunity to create a unique residential subdivision yielding a total of approximately 13 lots in an area with limited supply of potential redevelopment opportunities.

LOCATION

The Property is located on the south side of the 800 block Wellington Drive in the Princess Park area of the District of North Vancouver with potential for southern views of the Burrard Inlet area. 875 Wellington Drive is serviced by public schools and a community centre, with commercial development expanding in the surrounding area in recent years with a number of street front retail stores located along Lynn Valley Road and Mountain Highway.

SALIENT FACTS

LEGAL DESCRIPTION

Lot 1, District Lot 2004, Plan 16066
PID: 007-585-675

EXISTING ZONING

RS-3 Single Family Residential
(minimum lot area of 7,000 sf)

OCP DESIGNATION

Residential Level 2: Detached Residential

SITE SIZE

2.84 acres / 123,710 sf

POTENTIAL LOT SIZES (APPROX.)

7,200 sf minimum (13 total lots)

GROSS PROPERTY TAXES (2014)

\$5,438.26

PRICING

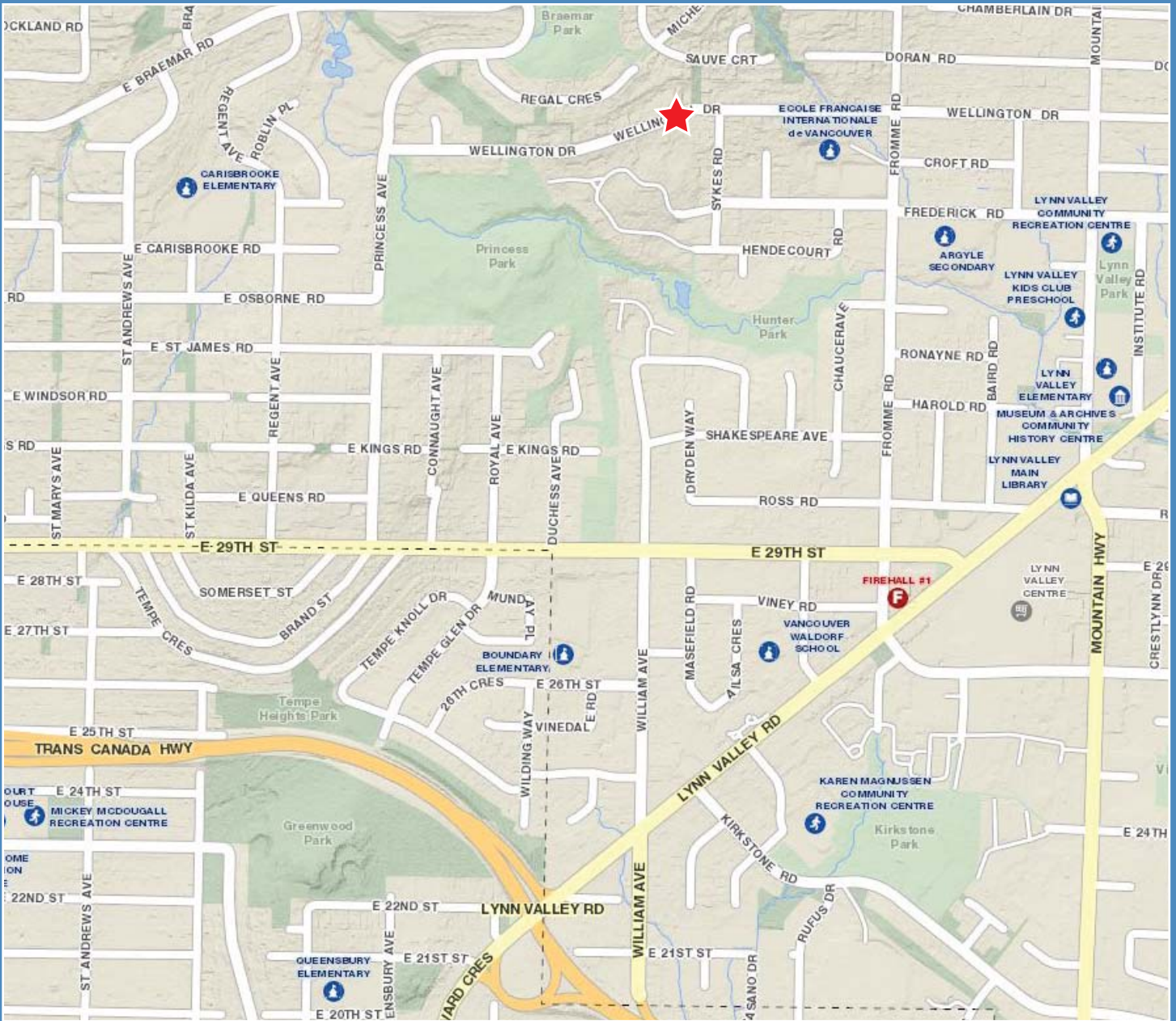
Please contact exclusive listing agent.

Anchored by Save-On-Foods, Shoppers Drug Mart, Winners and a Safeway Lynn Valley Centre is a popular 181,500 square foot community shopping destination with over 50 stores and a professional second level offering a Curves fitness centre, as well as medical, dental and law services.





CONCEPTUAL SUBDIVISION



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