

FOR SALE

53,865 SF DEVELOPMENT SITE AT THE
GATEWAY TO WEST VANCOUVER

MARINE DRIVE & TAYLOR WAY,
WEST VANCOUVER, BC



53,865 SF

Mixed Use Development Site

107,730 SF

Buildable area under current
West Vancouver OCP

\$ 1,020

Avg. selling PPSF for
concrete residential units in
West Vancouver

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OVERVIEW

OPPORTUNITY SUMMARY

Marine & Taylor represents a rare opportunity to purchase a 53,865SF 'gateway' development site in West Vancouver, one of the most exclusive markets in North America. The Property is currently improved with 2 commercial buildings totaling 16,387 sf of leasable area generating a nominal holding income.

HIGHLIGHTS

- The Property enjoys a high visibility "gateway" location fronting on Marine Drive at the eastern entrance to the District of West Vancouver at the nexus of Marine Drive, Highway 1 (via Taylor Way) and the Lions Gate Bridge
- The District of West Vancouver is the wealthiest municipality in Canada (with an average household net worth of \$2,729,123) according to a MoneySense Magazine report in 2014
- 107,730 sf buildable area by conforming to existing OCP guidelines
- In Q1 2015, the average selling price for concrete multi-family condominiums in West Vancouver was \$1,020 PSF
- West Vancouver is currently an underserved market with only one other concrete mid-rise project underway
- Development opportunity for well positioned concrete product marketed as an exclusive offering targeting downsizers and retirees from the local area
- Stunning views of Vancouver landmarks including the North Shore Mountains, Burrard Inlet and the Lion's Gate Bridge

AMENITIES WITHIN 1 KM



280+ RETAIL
SHOPS



45+ DINING
OPTIONS



8+ FINANCIAL
INSTITUTIONS



3 PUBLIC
PARKS

SALIENT DETAILS

SITE AREA

660 CLYDE AVENUE	10,908 SF
657 MARINE DRIVE	24,324 SF
675 MARINE DRIVE	18,633 SF
TOTAL AREA	53,865 SF

PROPERTY TAXES

Agglomerated (2014) \$103,518.87

HOLDING INCOME

NET OPERATING INCOME Nominal

LOCATION MAP

**AMBLESIDE**

By Grosvenor
98 Homes

PARK ROYAL

2nd Largest Mall in Metro Vancouver
280 Shops & Restaurants

MARINE & TAYLOR

For Sale – Prime Development Site
1.24 Acres (53,865 SF)

EVELYN

By Onni
340 Homes

PROCESS

PROCESS

Prospective purchasers are invited to submit Offers to Purchase for the Property through C&W for consideration of the Vendor.

PRICE

There is no formal asking price for the offering.

OUTSIDE AGENT COOPERATION

C&W is willing to cooperate with any outside brokerage firms or agents that may become involved over the course of the disposition process. A fee consisting of one percent (1%) of the sale price of the Property has been allocated for outside agent remuneration.

Let's talk.

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