



CUSHMAN & WAKEFIELD

FOR SALE

**MULTI-FAMILY DEVELOPMENT
SITE WITH HOLDING INCOME**

LYNN VALLEY, NORTH VANCOUVER, BC

A RARE 5.06 ACRE SITE IN LYNN VALLEY TOWN CENTRE FEATURING 61 FULLY LEASED RENTAL UNITS



220,487

Square Foot site in the heart of the vibrant Lynn Valley Town Centre

6.7%

Projected 5-Year Population Growth for Lynn Valley

\$713,888

Annual Net Operating Income (C&W Stabilized 2015 Estimate)

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MULTI-FAMILY DEVELOPMENT SITE WITH HOLDING INCOME

LYNN VALLEY, NORTH VANCOUVER, BC

HIGHLIGHTS

OPPORTUNITY SUMMARY

1200 Emery Place (the "Property") represents a rare opportunity to purchase a large scale, 5.06 acre site in the heart of North Vancouver's affluent and rapidly growing Lynn Valley Town Centre. The Property is currently improved with 61 fully leased rental units providing holding income.

HIGHLIGHTS

- The Property is located at the heart of Lynn Valley, only steps from the Lynn Valley Centre, a neighbourhood shopping and employment node.
- The Property boasts a tremendous redevelopment potential under the District of North Vancouver's Official Community Plan Residential Level 6 - Medium Density Apartment Designation (2.50 Floor Space Ratio).
- The 2013 Framework for Future Development in Lynn Valley Town Centre suggests potential for various built forms and heights in case of redevelopment on the Property.
- The Property's fully leased 61 rental units provide a holding income of approximately \$713,888 per annum.
- Lynn Valley Town Centre is one of the fastest growing neighbourhoods in North Vancouver, boasting a projected 6.7% population growth rate over the next 5 years.



SALIENT DETAILS

CIVIC ADDRESS	1200 Emery Place, North Vancouver, BC
SITE SIZE	± 220,487 Square Feet (5.06 Acres)
BUILDING SIZE	± 73,208 Square Feet
EXISTING UNITS	61
PARKING STALLS	105
NET INCOME	± \$713,888 (Annual)
ZONING	RM2 (0.60 FSR)
OCP	RES 6 (2.50 FSR)





LOCATION



AMENITIES
WITHIN 1 KM



50+ RETAIL SHOPS



6 SCHOOLS



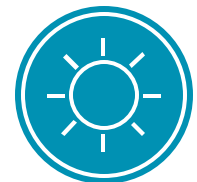
1 HOSPITAL



25+ DINING OPTIONS



5+ BANKING INSTITUTIONS



6 PUBLIC PARKS

PROCESS

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

PRICE

The Vendor has elected not to establish a formal asking price for the offering.

EXCLUSIVE AGENTS

The Vendor has selected Cushman & Wakefield Ltd. to be their exclusive agents throughout the disposition process, all inquiries and Offers to Purchase should be directed to the listing agents.



(E. & O. E.) The information contained herein was obtained from sources which we deem reliable and while thought to be correct, is not guaranteed by Cushman & Wakefield Ltd. or the Vendor

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