



FOR SALE

3015

WOODBINE DRIVE
North Vancouver, BC

Development Opportunity
in Edgemont Village

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KEY HIGHLIGHTS

- > Rare opportunity to purchase a development site in the heart of Edgemont Village
- > Highly desirable neighbourhood
- > Site is located at the corner of Woodbine Drive and West Queens Road
- > Area has seen rapid growth and is on target for continued redevelopment with both commercial and residential
- > District of North Vancouver has designated this site for Commercial Residential Mixed Use - Level 1
- > Current zoning is C3 - General Commercial

FOR SALE › Rare Development Opportunity in Edgemont Village

Opportunity: To purchase a 100% interest in a mixed use development property in the heart of Edgemont Village, North Vancouver. This 13,600 SF corner lot is at the intersection of Woodbine Drive and West Queens Road, only one block from Edgemont Boulevard.

Municipal Address: 3015 Woodbine Drive, North Vancouver, BC

Legal Address: PID: **006-664-440**
Lot A (Explanatory Plan 9164) Block 43 District Lots 598 To 601 Plan 6659

Location: The Property is located at the intersection of Woodbine Drive and West Queens Road in the eastern part of Edgemont Village, North Vancouver.

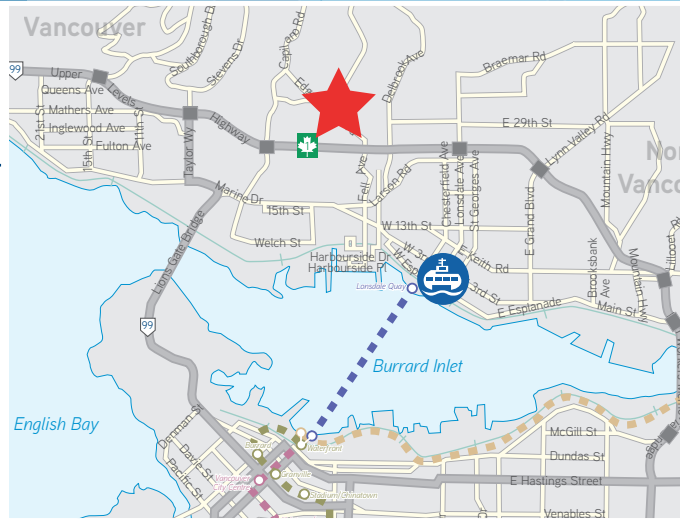
Site Area: 13,600 SF (0.312 acres)

Improvements: The Property is currently vacant.

Current Zoning: C-3 General Commercial

OCP Designation: District of North Vancouver: The Official Community Plan for this site is Commercial Residential Mixed Use Level 1 (**CRMU1**). This designation is intended for general commercial purposes such as retail, service and offices. Residential uses above commercial uses at street level are generally encouraged.

Gross Taxes (2015): \$86,316.93



Interested parties should contact the Listing Broker for price guidance and further information regarding design, density, short-term income potential, timing etc.

SITE PLAN



CONTACT US

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