

For Sale > Rare Multi-Family Development Opportunity



Victoria Hill Development Site

26 East Royal Avenue
New Westminister, BC

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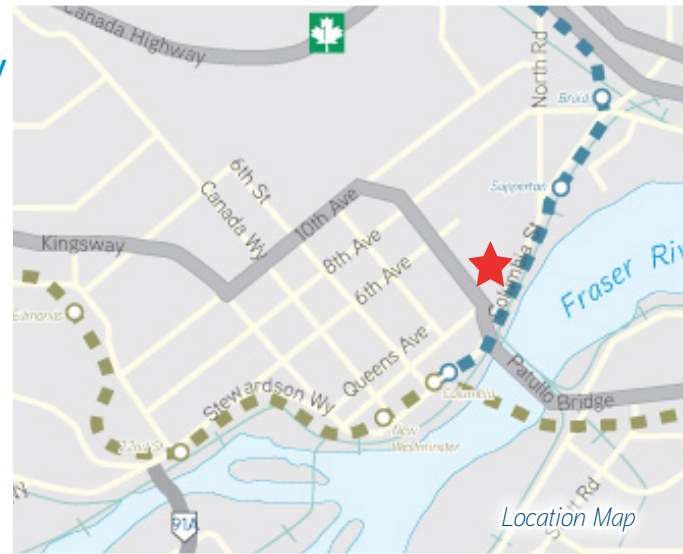
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DEVELOPMENT HIGHLIGHTS

- > Located in New Westminister's Victoria Hill master-planned community, a picturesque park-like setting
- > Zoned for medium density (1.5 FSR) multi-family residential development with limited retail at-grade
- > 1.14 acre development site, currently an empty lot
- > Just minutes from the Columbia Skytrain station, Pattulo Bridge, and Trans Canada Highway, offering excellent access to cities throughout Metro Vancouver
- > Potential for views overlooking the Fraser River
- > Bid date October 24, 2013

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| The Opportunity: | To purchase a 100% interest in the property located at 26 East Royal Avenue in New Westminister's sought-after Victoria Hill neighborhood. |
| Municipal Address: | 26 East Royal Avenue, New Westminister, BC |
| Legal Address: | Lot 9 District Lot 115 Group 1 New Westminister District Plan BCP24033. PID: 026-688-972 |
| Location: | Situated on the south side of East Royal Avenue in New Westminister's Victoria Hill neighborhood, just minutes from the Columbia Skytrain Station and Pattullo Bridge. |
| Site Area: | 49,727 SF (1.14 Acres) |
| Zoning: | CD-40 (Comprehensive Development), allowing for a multi-family residential development with a small provision for retail at grade. Maximum Density of 1.5 FSR and Maximum height of 4 storeys (50 feet). |
| Site Description: | Irregular shaped empty lot |
| Demographics: | New Westminister has a total population of 66,000 residents and is expected to surpass 90,000 residents by 2031. |
| Offering Process: | Offers will be considered on or after October 24, 2013. A detailed information package is available to all interested parties. For further information, please contact the listing broker. |



The Victoria Hill neighborhood's park-like setting

SITE PLAN



CONTACT US

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