

FOR SALE > NORTH VANCOUVER WATERFRONT SINGLE FAMILY
RESIDENTIAL DEVELOPMENT OPPORTUNITY



3707-3739 Dollarton Highway

NORTH VANCOUVER, BC



Highlights

- > Rare North Shore waterfront development opportunity
- > 5-lot bare land strata subdivision ready for servicing
- > Located in excellent residential market devoid of new single family lots
- > Potential for exclusive shared dock and water access
- > Spectacular setting with beautiful views overlooking Burrard Inlet

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3707-3739 Dollarton Highway

Location



Located in the Deep Cove area of North Vancouver, B.C., the Property is accessed via Dollarton Highway. The property is ideally situated just minutes from Cates Park, Deep Cove, and is easily accessible from Highway 1, affording convenient access to North Vancouver, Downtown and the rest of Metro Vancouver. Schools, shopping and a wide array of activities are just steps away.

SECLUDED BEACHFRONT SETTING OVERLOOKING BURRARD INLET



Market

- > Scarce supply of single family lots for development on North Shore
- > Extremely limited availability of waterfront land
- > Few opportunities to buy waterfront properties – only 35 sales in the last 3 years on North Shore – only 5 re-sales under 10 years old
- > Demand and pricing for North Vancouver residential real estate continues upward trajectory as a result of growth, convenience and accessibility

Development Opportunity

- > 5 lot bare land strata
- > Public pathway and bridge/viewing area
- > Rezoning, subdivision and development permits already in place
- > Servicing required includes: earthworks/landscape, roadworks, water works, sanitary, Drainage, hydro&cable.
- > Build 5 single family homes for sale in a market with little supply of new product
- > Potential for development of shared dock facilities on waterfront area for strata use

Lot	Width (FT)	Depth (FT)	Area (SF)
Strata Lot 1	68.57	105	7,622
Strata Lot 2	79.72	103.3	8,434
Strata Lot 3	49.2	134.5	8,415
Strata Lot 4	49.2	128.9	6,363
Strata Lot 5	49.2	118.1	5,621

Offering Details

**Asking Price Reduced,
Now Offered at \$4,950,000**

A full Confidential Information Memorandum is available upon request

(including detailed plans, civil servicing budget and detailed project information)

Description

Address

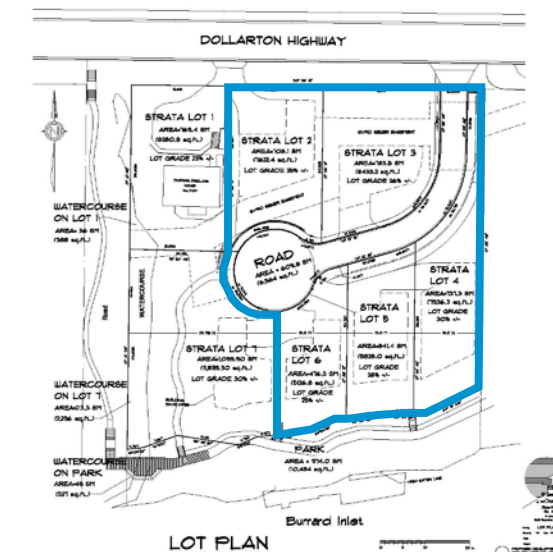
3707, 3715 & 3709 Dollarton Highway, North Vancouver, BC

Site Size

28,021 SF (total area of strata lots 1 to 5 less common property road)

Zoning

RS-3



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