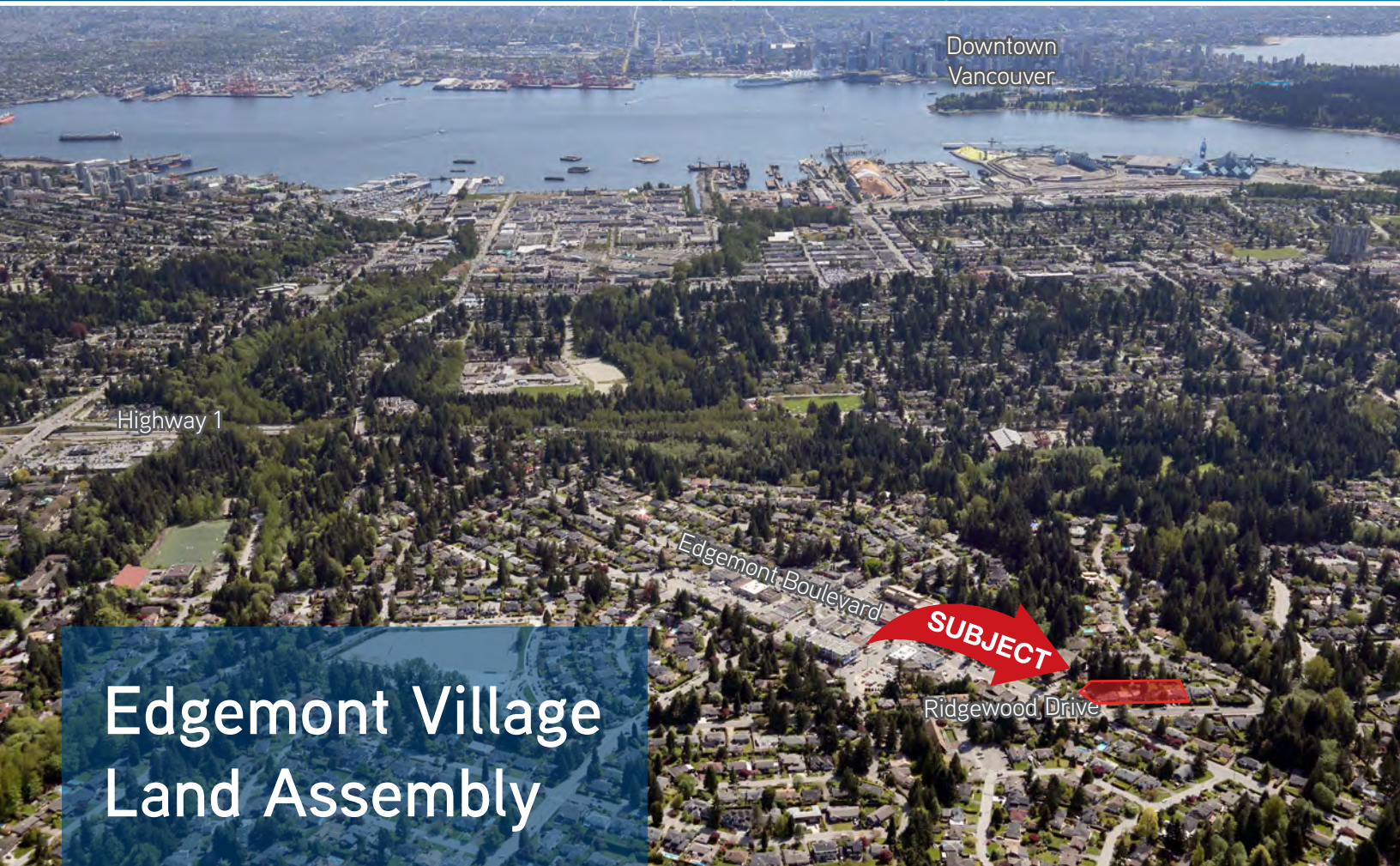


FOR SALE > TOWNHOUSE DEVELOPMENT OPPORTUNITY



Edgemont Village Land Assembly

1103, 1109, 1123 Ridgewood Drive
& 3293 Edgemont Boulevard,
North Vancouver, BC

DAVID TAYLOR
SENIOR ASSOCIATE
604 692 1402
david.taylor@colliers.com

SCOTT PETERS
VICE PRESIDENT
604 661 0889
scott.peters@colliers.com



COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.collierscanada.com

KEY HIGHLIGHTS

- > Land assembly for townhouse development in Edgemont Village; one of the North Shore's most sought after locations.
- > 33,530 SF site (335 ft total frontage x 115-134 ft depth – site is irregular in shape).
- > Assembly of four single-family lots with new designation for townhouses (up to 1.2 FSR) in OCP.
- > Envidable and irreplaceable location at western gateway to Edgemont Village. Walking distance to all that Edgemont has to offer including shops, schools and transit.
- > Recently approved and adopted Edgemont Village Centre Plan provides clear policies and guidelines for rezoning of the site.
- > Capitalize on strong demand for townhouses in an increasingly expensive market with almost no competitive supply.
- > Asking price: \$7,990,000 (\$199 per buildable SF based on 1.2 FSR)
Offers to be submitted on or before July 3rd, 2014

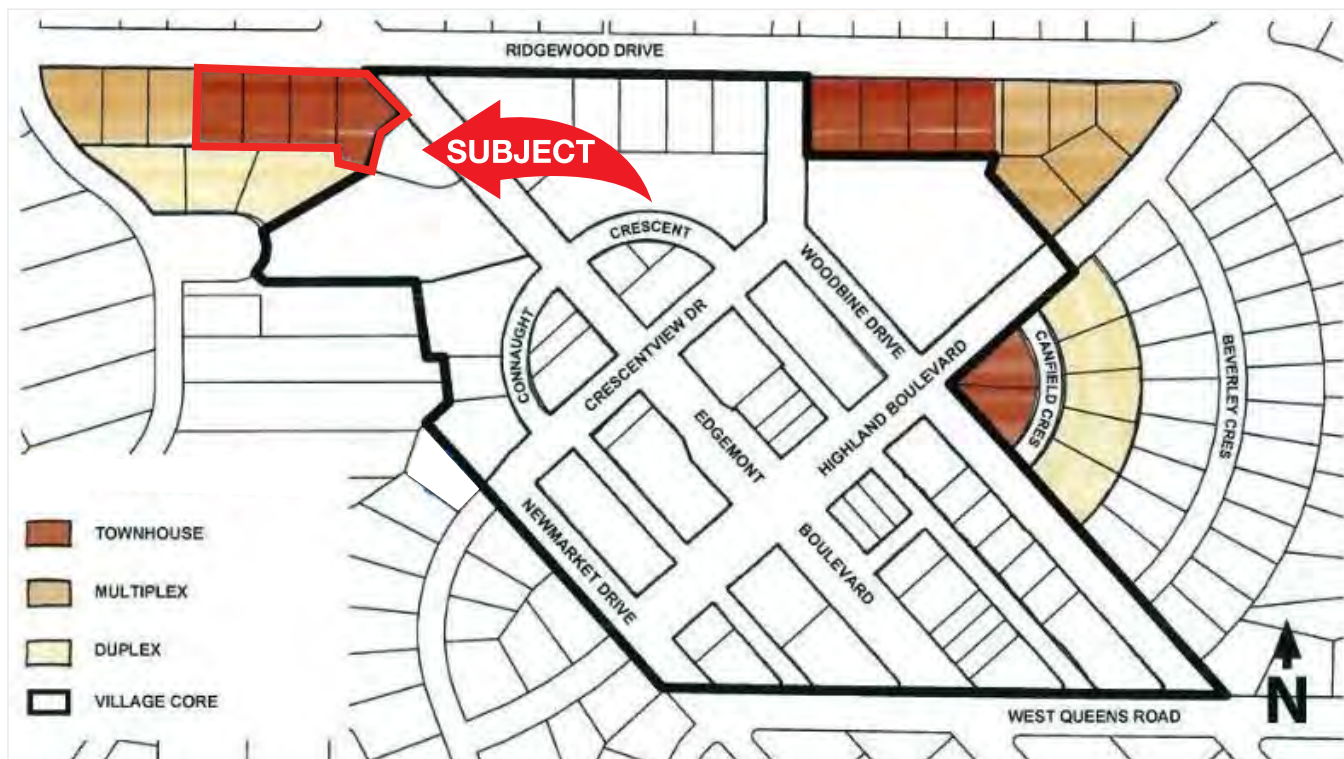


SALIENT FACTS

Civic Address:	1103, 1109, 1123 Ridgewood Drive & 3293 Edgemont Boulevard, North Vancouver, BC
Legal Description:	Lots 4-7 Block 69 District Lots 598 To 601 Plan 6659
PIDs:	010-823-522, 010-823-531, 010-823-549, 010-823-557
Location:	The properties are located at the Southwest corner of Edgemont Boulevard and Ridgewood Drive. Ideally situated at the western edge of Edgemont Village just steps from all of the Village’s shops, services and amenities, as well as schools and parks. Edgemont has become one of North Vancouver’s most desirable neighborhoods, with a brand new grocery store now planned within a block east of the subject site.
Site Area:	33,530 SF/40,236 Buildable SF at a 1.2 FSR
Frontage:	335 feet of frontage on Ridgewood Drive and Edgemont Boulevard. 120-135 ft site depth.
Improvements:	The property is improved with 4 single-family homes on four separately owned lots. All four owners have collectively agreed to sell.
Adjacent Uses:	West/South: Single Family Southeast: Highlands United Church
Current Zoning	RSE Single Family (Edgemont)
Assessed Value (2014) :	\$3,929,900 (combined)

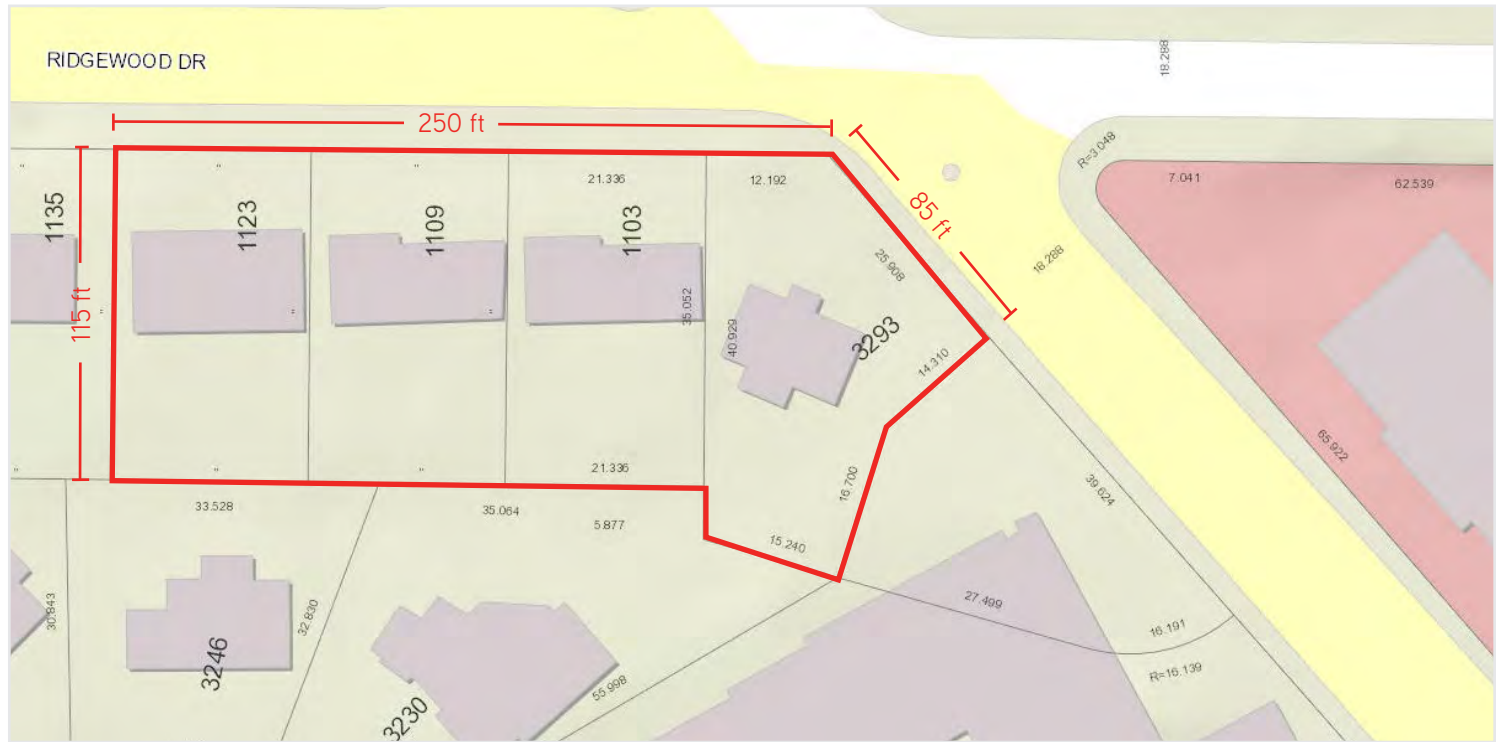
EDGEMONT VILLAGE CENTRE PLAN

The Edgemont Village Centre Plan (the “EVCP”) was approved by District of North Vancouver Council in April 2014. The EVCP designated the subject properties for a new housing type – Townhouses up to three stories in height, at up to a 1.2 FSR.

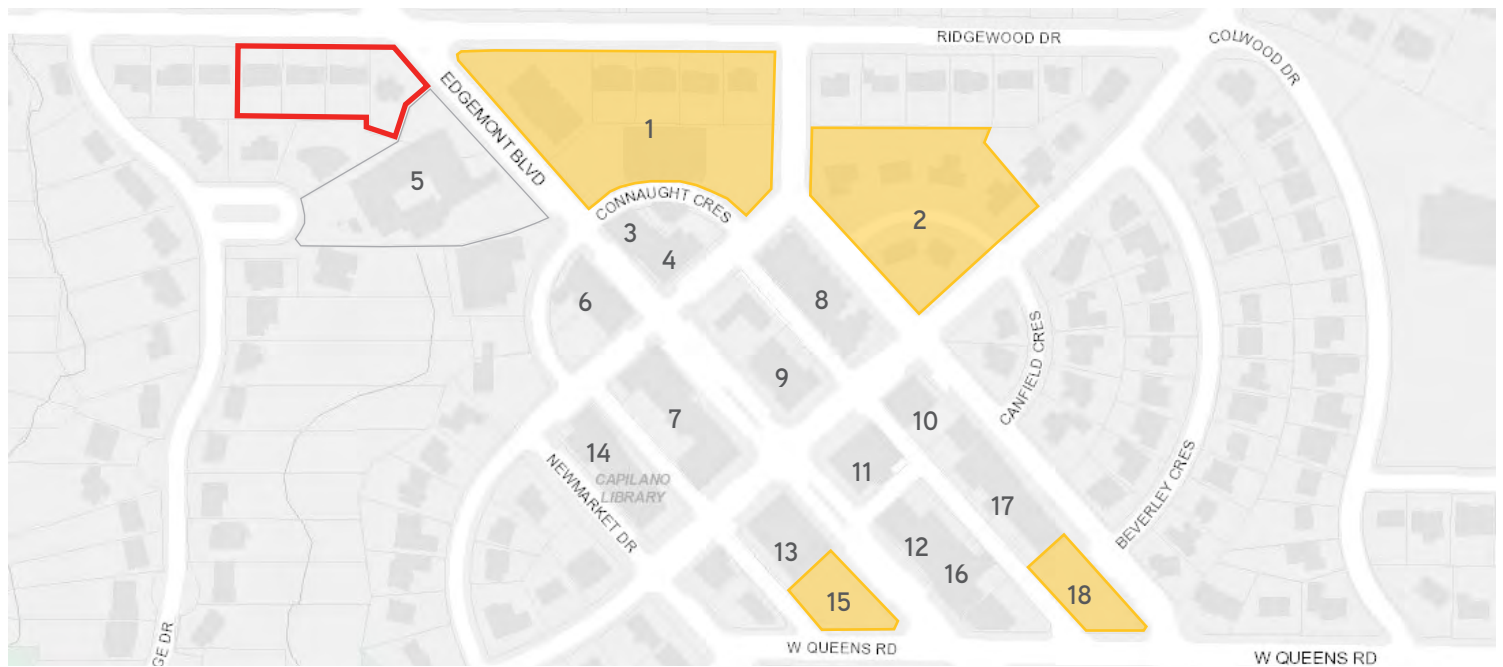


FOR SALE > TOWNHOUSE DEVELOPMENT OPPORTUNITY

SITE PLAN



EDGEMONT VILLAGE MAP

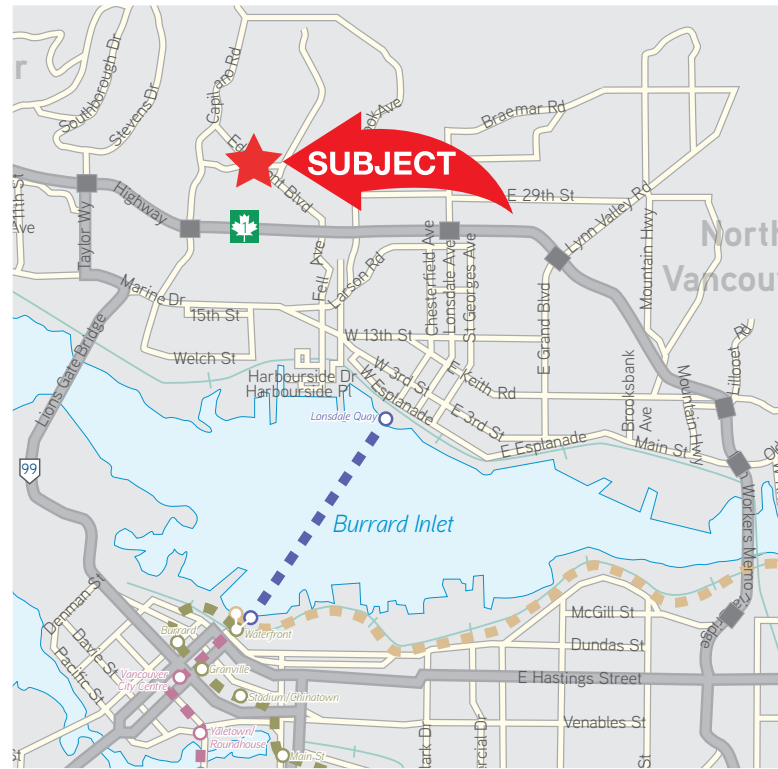


Legend

- | | | |
|-------------------------------------|--|--|
| 1 Grosvenor Edgemont Project * | 7 RBC Bank, Starbucks, Various Retail | 13 "Highland House" - Condos w/Retail (1997) |
| 2 Edgemont Seniors Living Project * | 8 "Village Square" - Condos w/ Retail (1991) | 14 Capilano Library |
| 3 TD Bank | 9 Various Retail | 15 Edgemont Commons Project * |
| 4 HSBC Bank | 10 Café Artigiano | 16 Various Retail |
| 5 Highlands United Church | 11 Various Retail | 17 Various Retail |
| 6 Various Retail | 12 BMO Bank | 18 Upcoming Retail/Residential Project * |

* For further detail on these projects, please request an information package

PHOTO GALLERY



OFFERING PROCESS

Offers to be submitted directly to the exclusive agents on or before July 3rd, 2014. Please contact us for a full information package

CONTACT US

DAVID TAYLOR
SENIOR ASSOCIATE
604 692 1402
david.taylor@colliers.com

SCOTT PETERS
VICE PRESIDENT
604 661 0889
scott.peters@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2014. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Vancouver). JH 05/2014

COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.collierscanada.com

