

FOR SALE > Development Opportunity



Development Opportunity

7810 & 7830 Granville Street,
Vancouver, BC

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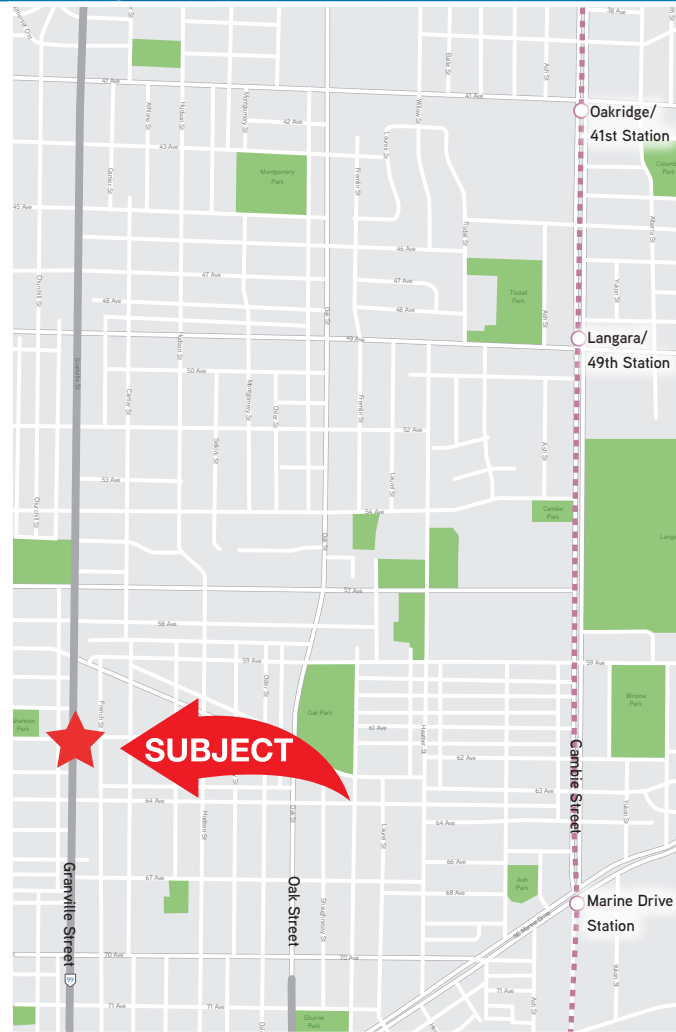
COLLIERS INTERNATIONAL
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KEY HIGHLIGHTS

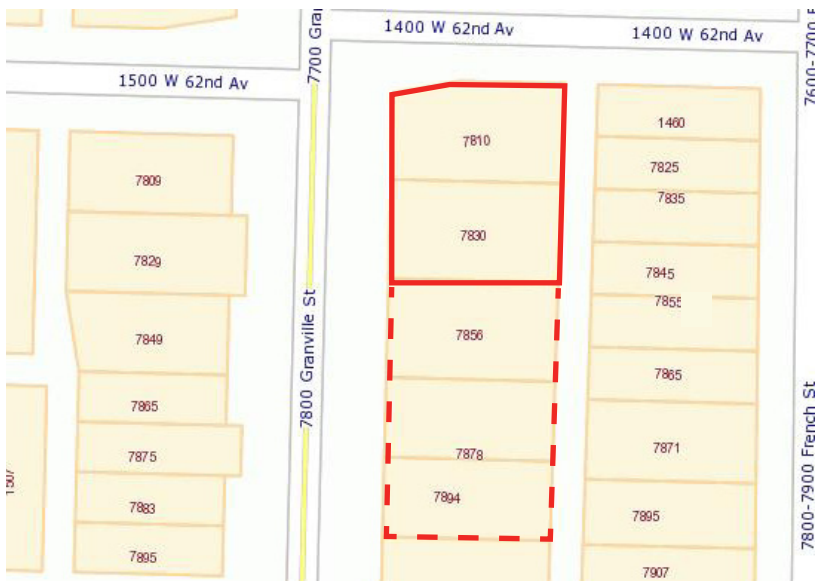
- > New RM-9 zoning; no rezoning required
- > 13,277 SF corner site with 117 feet of frontage on Granville Street and 108 feet of depth
- > Two single family lots, designated in Marpole Plan for up to 4-storeys residential (no commercial required)
- > Potential to assemble 3 lots to the South (all 5 lots = 30,433 SF)
- > Prominent Granville & West 62nd corner location – close to parks, schools and all amenities of Granville
- > One of few potential sites on Granville Street
- > **Asking Price \$4,500,000 based on 2.0 FSR (\$169 per BSF)**

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|---------------------------------|---|
| Civic Address: | 7810 & 7830 Granville Street, Vancouver, B.C. |
| Legal Address: | PID: 011-033-240, 011-033-444 |
| Location: | Located at the Southeast corner of Granville Street and West 62nd Avenue. |
| Site Area: | 13,277 SF |
| Site Dimensions: | 117 feet frontage (Granville) x 108 ft average depth |
| Total Assessment: | \$2,361,000 |
| Gross Taxes (2013): | \$10,197.89 |
| Zoning: | RM-9 Multi Family up to 2.0 FSR |
| Community Amenity Contribution: | \$24.25 per gross SF @ 2.0 FSR |
| Asking Price: | \$4,500,000 based on 2.0 FSR (\$169 per BSF) |



SITE PLAN



CONTACT US

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