

FOR SALE > Transit-Oriented Residential Development Opportunity



Marpole Land Assembly

398 West 63rd Avenue &
7926-7992 Yukon Street,
Vancouver, BC

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KEY HIGHLIGHTS

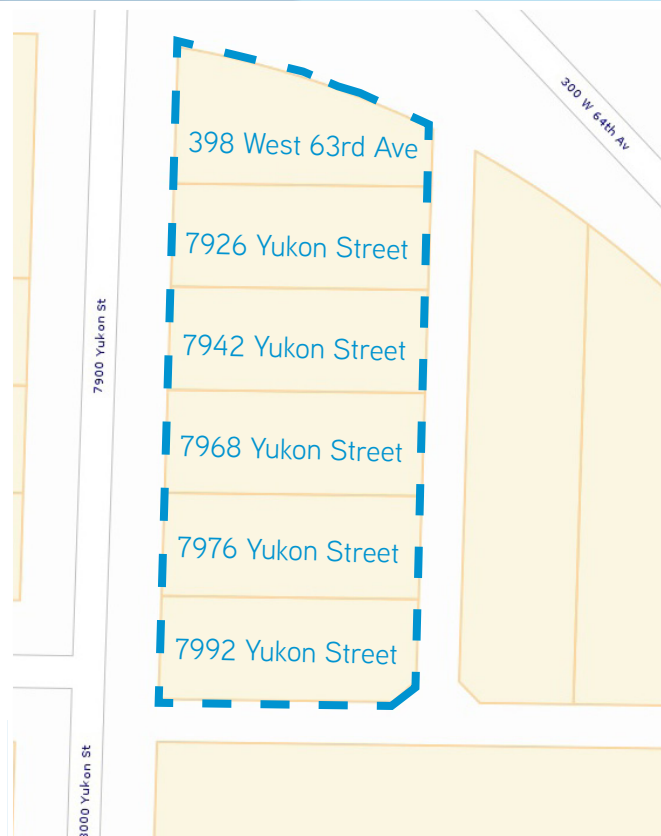
- > No rezoning required. New RM-9 zoning allows 4-storey residential development up to 2.0 FSR.
- > 34,600 SF site (304 ft frontage x 120 ft depth)
- > Assembly of six single-family lots on quiet residential street in Marpole area. Enjoy the benefits of nearby transit without the attendant noise of a major street.
- > Fixed-rate CAC equivalent to \$24.25 per SF of gross floor area.
- > Enviable location at Yukon Street at West 63rd Avenue; just steps to the Marine Drive Canada Line Station.
- > Capitalize on strong demand for condos in area devoid of new lowrise product
- > Asking price: \$13,800,000 (\$199 per buildable SF based on 2.0 FSR). Accepting offers on June 9th, 2014.



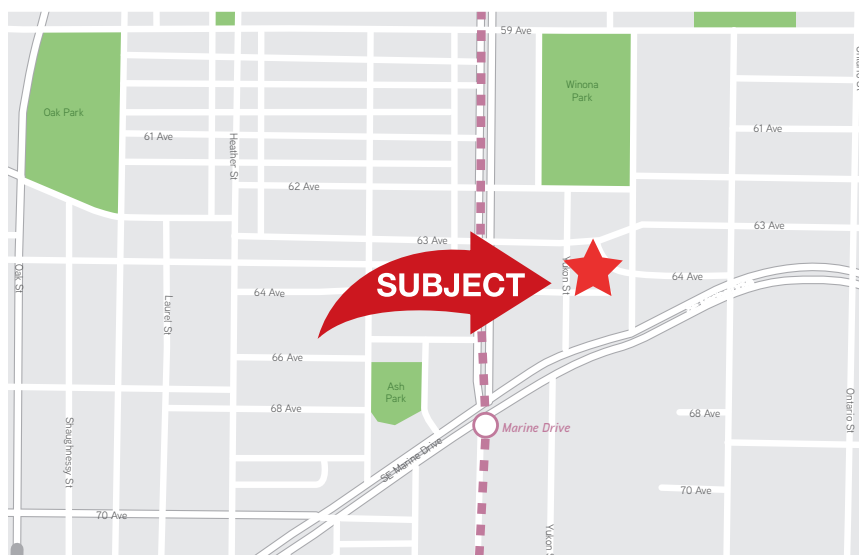
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Transit-Oriented Residential Development Opportunity

Civic Address:	398 West 63rd Avenue & 7926-7992 Yukon Street, Vancouver, BC
PIDs:	005-318-114, 009-631-135, 009-631-194, 009-631-216, 009-631-232, 010-326-855
Area:	Ideally located on a quiet street in the Marpole area just East of Cambie Street and just two blocks from the Marine Drive Canada Line Station. One block from Winona Park and several schools.
Location:	The site is located on the East side of Yukon Street at the corner of West 63rd Avenue.
Site Area:	34,600 SF
Site Dimensions:	304 feet of frontage on Yukon Street (120 feet of depth)
Improvements:	The property is improved with 6 single-family homes on six separately owned lots. All six owners have collectively agreed to sell.
Previous Zoning:	RS-1 Single Family Dwelling
New Zoning/ Marpole Community Plan:	The Marpole Community Plan was approved by City of Vancouver in April 2014. It designated the subject properties under a new zoning RM-9; which permits medium-density residential development up to 2.0 FSR and 4-storeys. The RM-9 zoning also specifies the Community Amenity Charge payable for the density under the new zoning. This equates to \$24.25 per SF* of gross building area. <i>* if built to 2.0 FSR.</i>
Assessment (2014):	\$7,454,900



LOCATION MAP



CONTACT US

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