



Offering Process

Please note that Offers will be reviewed on or after 4:00 pm, October 5, 2016.

Additional Information

Please contact Colliers for a Confidential Information Memorandum (CIM) package.

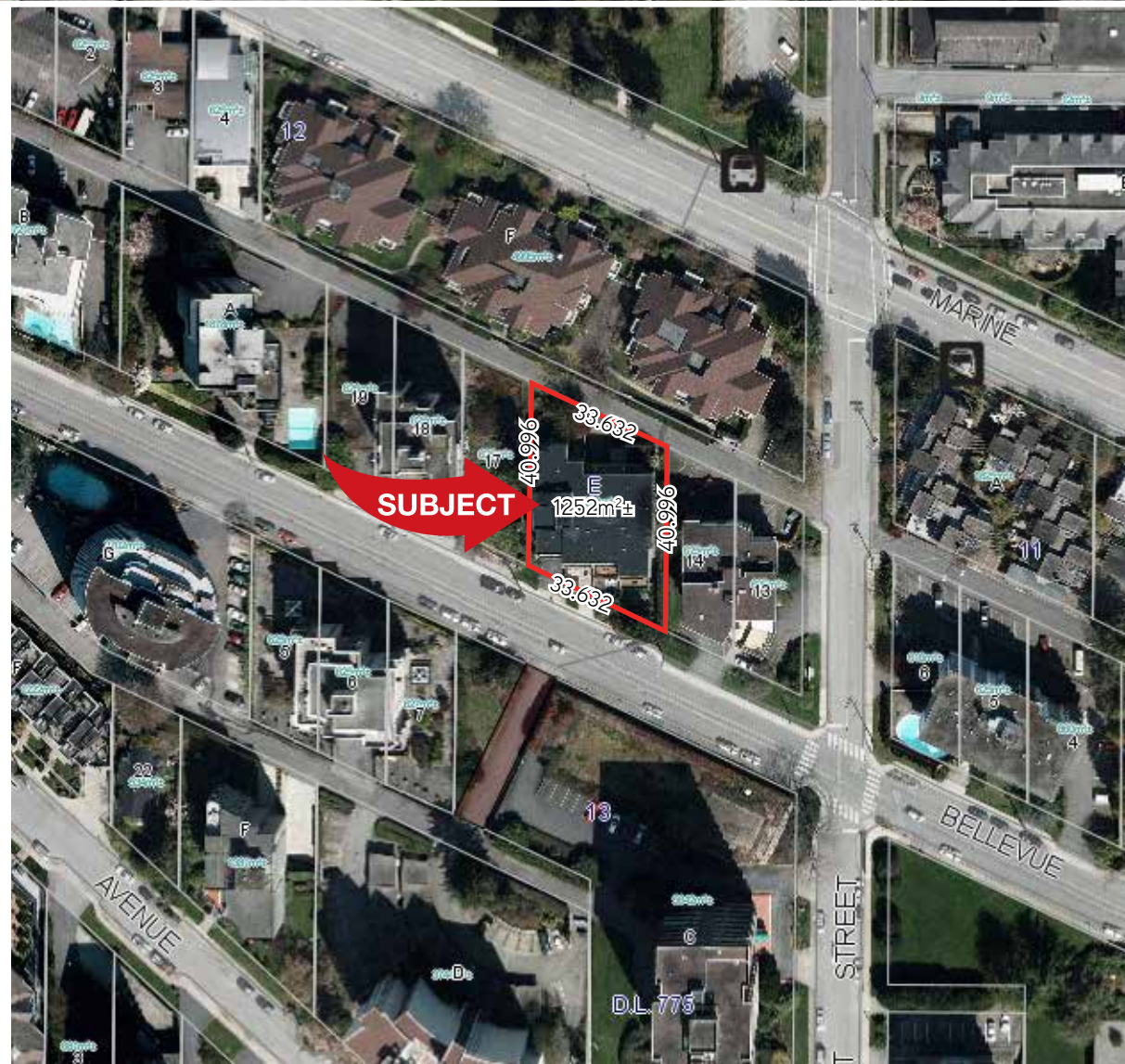
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FOR SALE

Bellevue Gardens
2119 | BELLEVUE AVENUE
WEST VANCOUVER, BC

Residential Development
Opportunity

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WEST VANCOUVER

offers unbelievable access to nature
along with ritzy urban amenities



Opportunity

Colliers is pleased to offer a rare opportunity for a 14,841 SF site in West Vancouver with existing zoning for 1.75 Floor Space Ratio (FSR). 2119 Bellevue is an under developed strata building that offers an excellent opportunity to take advantage of the limited available supply of new condominium product in West Vancouver. The strata owners were successful in receiving 100% support to list the Property for sale to take advantage of current market conditions.

Location

2119 Bellevue offers an excellent location on prestigious Bellevue Avenue located just west of 21st Avenue on the edge of Dundarave. This central location offers immediate proximity to all the shops and services in Dundarave, the sea wall, beaches and medical services available within walking distance.

Key Highlights

- › Extremely rare opportunity for “West Vancouver” redevelopment property
- › Excellent location near waterfront, community centre, Memorial Park, Ambleside and Dundarave
- › 14,841 square foot site with existing zoning for 1.75 FSR density
- › Potential holding income
- › Strong support from strata ownership for sale

Property Overview

Civic Address	2119 Bellevue Avenue, West Vancouver, BC
Legal Address	Strata Lots 1 to 27, Plan VAS538, District Lot 775, Land District 36
Size Area	14,841.5 SF
Site Dimensions	110 feet of frontage along Bellevue and 134 feet deep
Year Built	1978
Current Zoning	RM-2 (1.75 FSR)
Current Improvements	The Property is currently improved with a four storey stratified residential building.
Total Existing Strata	27 units
Assessed Value (2015)	\$9,945,000 (total of all units)

Market Information

2016 YTD Dundarave Resales Average:	\$1,037/SF
Average Age:	31 years

