

For Sale

404-434 | West 23rd Avenue
Vancouver, BC

**TOWNHOUSE
DEVELOPMENT OPPORTUNITY**



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Location

The subject site is located just 300 feet (2 minute walk) from King Edward Canada Line Station, on a quiet street just steps to Cambie. It is also in close proximity to Queen Elizabeth and Douglas Park, Edith Cavell, Talmud Torah, Emily Carr and General Wolfe School as well as Oakridge Shopping Centre. The site features all of the location amenities sought after by Cambie buyers – easy access to shopping, parks and schools.

Development Opportunity

- › Potential townhouse development opportunity under Cambie Corridor Phase 3 Plan
- › Rarely available assembly of five single-family lots on quiet residential street near transit
- › 24,503 SF corner site (165 ft frontage x 148.5 ft depth)
- › City initiated rezoning anticipated early 2018.
- › Capitalize on strong demand for townhouses in area devoid of new supply, location and lack of inventory supports strong townhouse values.
- › West 23rd Ave is plan boundary - across street will remain single family zone

Offering Process

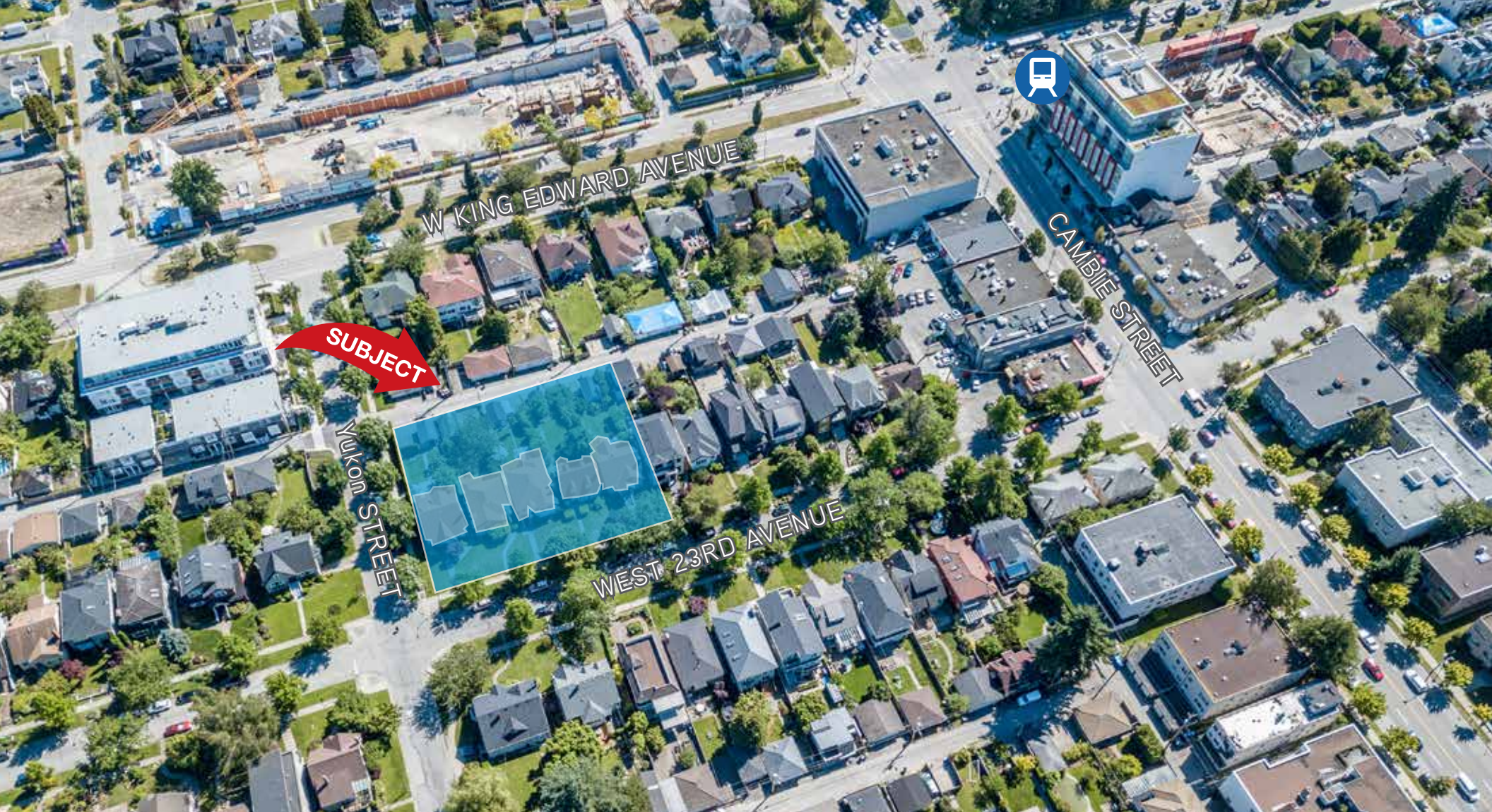
Detailed information package available upon request, please contact listing agents to learn more about the offering process.

Property Overview

Civic Addresses	404, 412, 420, 426 and 434 West 23 rd Avenue, Vancouver, BC
Legal Description	LOT 18 -22 BLOCK 661 DISTRICT LOT 526 PLAN 2913 PIDs: 013-343-807, 013-343-815, 013-343-831, 013-343-858, 013-343-95
Location	The site is located at the South West corner of 23 rd Avenue at Yukon Street, half block to Cambie Street
Site Area	24,503 SF
Site Dimensions	165 ft along West 23 rd Avenue and 148.5 ft. of return depth
Current Zoning	RS-1 Single Family Dwelling
Draft Phase 3: Designation	Townhouse
Assessment Value (2017)	\$12,774,200 (combined)

Site Plan





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