



Edgemont Boulevard

FOR SALE

POTENTIAL REDEVELOPMENT OPPORTUNITY

3712-3718 Edgemont Boulevard
North Vancouver, BC

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HIGHLIGHTS

- Ideally situated 29,791 SF site with a heritage designated 4-unit rental building
- Rezoning potential for townhouses per Residential Level 3 OCP designation – allowing up to 0.80 FAR density
- Highly marketable location just a 5-minute walk from Edgemont Village and all that Edgemont has to offer including shops, schools and transit
- Capitalize on strong demand for townhouses in an increasingly expensive area with almost no competitive supply
- Asking price: \$8,950,000

3712-3718 Edgemont Boulevard represents a unique opportunity to build new ground-oriented housing through either a potential heritage revitalization agreement, or a rezoning of the property per the Official Community Plan designation.

Civic Address:	3712-3718 Edgemont Boulevard, North Vancouver, BC
Legal Description:	LOT 13 BLOCK B DISTRICT LOT 601 PLAN 10816
PID:	009-360-506
Location:	Ideally situated just West of Edgemont Village, steps from all of the Village's shops, services and amenities, as well as schools and parks. Edgemont has become one of Vancouver's most sought after neighbourhoods
Site Area:	29,791 SF
Site Frontage:	120 ft
Improvements:	The property is improved with a 4-unit rental building
Adjacent Uses:	7-unit townhouse project (under construction)
Current Zoning	RM1
Assessed Value (2017):	\$4,915,000

This aerial map displays a residential neighborhood in Chicago. The highlighted parcel, 3712-3718, is a blue-shaded lot situated between Edgemont Blvd and Lewister Rd, and between 3750 and 3729. The map shows various other parcels with their respective addresses, including 3840, 3820, 3816, 3808, 3772, 3750, 3730-3736, 3712-3718, 3700-3710, 3662-3682, 3655, 3673, 3687, 3695, 3694, 3686, 3670, 3658, 3646, 3643, 3671, 3655, 3670, 3686, 3687, 3695, 3705, 3730, 3804, 3816, 3842, 3868, 3885, 3855, 3820, 3853, 3856, 3884, 3881, 3839, 3827, 3790, 3770, 3754, 3759-3785, 3745, 3743-3749, 3729, 3732, 3632, 3650, 3641, 3643, 3655, 3670, 3686, 3687, 3695, 3694, 3686, 3671, 3658, 3646, 3643, 3705, 3730, 3804, 3816, 3842, 3868, 3885, 3855, 3820, 3853, 3856, 3884, 3881, 3839, 3827, 3790, 3770, 3754, 3759-3785, 3745, 3743-3749, 3729, 3732, 3632, 3650, 3641, 3643, 3655, 3670, 3686, 3687, 3695, 3694, 3686, 3671, 3658, 3646, 3643. The map also shows Edgemont Blvd, Lewister Rd, and 37th Ave.

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OFFICIAL COMMUNITY PLAN DESIGNATION

The District of North Vancouver's Official Community Plan identifies the Property as Residential Level 3, which is intended predominantly for ground-oriented multifamily housing within neighbourhoods, or as a transition between higher density sites and adjacent detached residential areas. Typical housing forms in this designation include duplex, triplex and attached row houses up to approximately 0.80 FSR.

The adjacent property at 3730-3736 Edgemont Boulevard was rezoned under the same policy to allow a 7-unit townhouse project at a density of 0.77 FAR in 2015.

LAND USE MAP



HERITAGE STATUS

The existing building is listed on the District of North Vancouver's heritage register as part of the "Shalal Gardens", a group of four similar properties in the area that were designed by architect Fred Hollingsworth in 1951.

The District of North Vancouver will require a review of the heritage structure before considering a rezoning or heritage revitalization agreement.

OFFERING PROCESS

Detailed information package is available upon request; please contact the listing agent to learn more about the offering process.





CONTACT US

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