

FOR SALE > Westside Development Opportunity



45-115 Southwest Marine Drive,
Vancouver, BC

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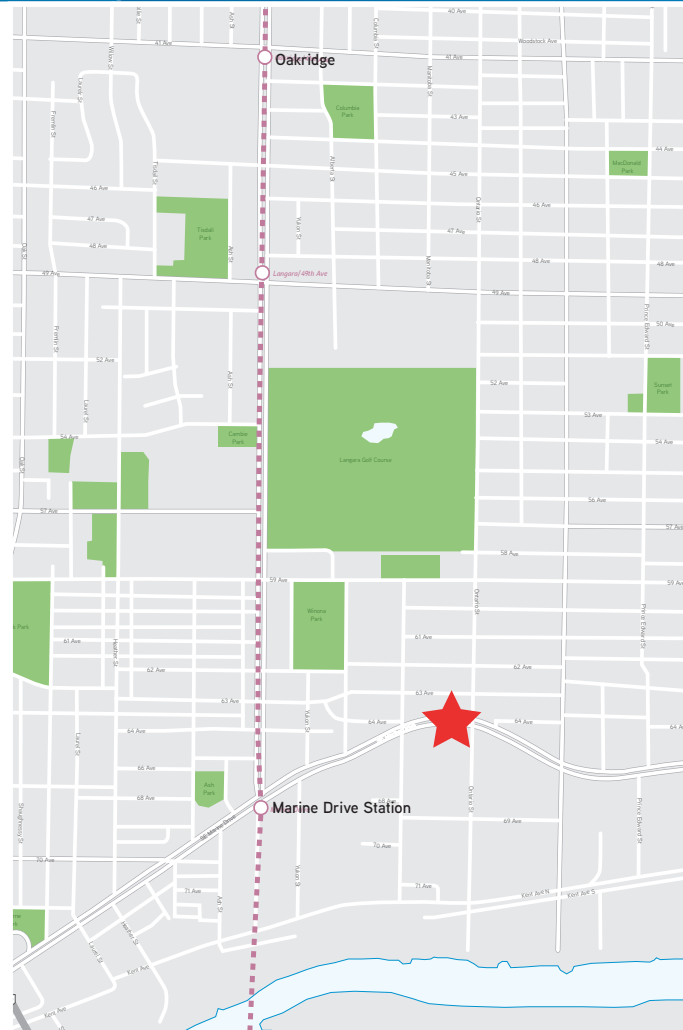
COLLIERS INTERNATIONAL
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KEY HIGHLIGHTS

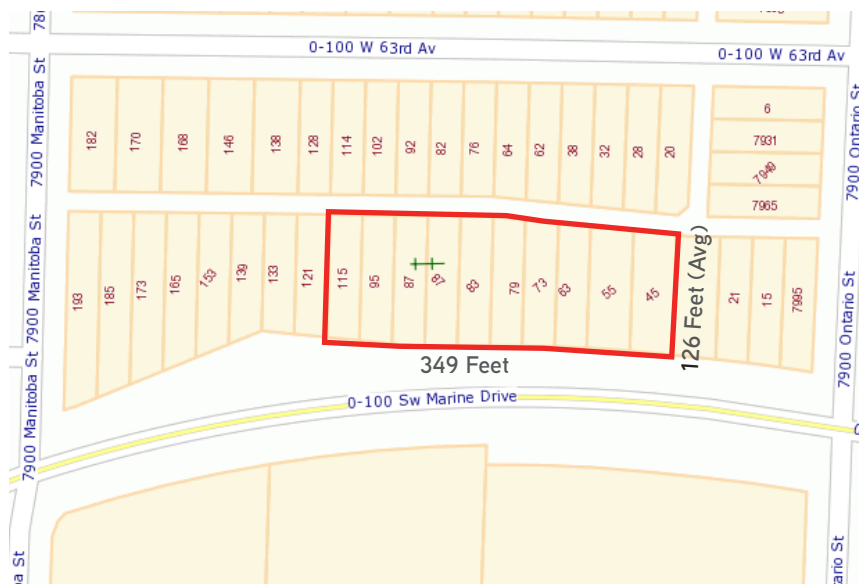
- > 44,274 SF Westside residential development opportunity
- > Assembly of 9 single family lots, designated in Marpole Community Plan for 6-storey residential
- > 349 ft of frontage on Marine x 126 ft depth (average)
- > Rezone and build upwards of 110,000 SF
- > Ideally located just 5-minute walk from Marine & Cambie transit, retail & amenities
- > **Asking Price: \$16,050,000/\$139 per buildable SF**

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Civic Address:	45-115 SW Marine Drive, Vancouver, B.C.
Legal Address:	PID: 009-184-317, 009-184-309, 023-161-752, 023-161-744, 023-161-736, 012-994-189, 016-125-568, 012-994-260, 012-994-359
Location:	Located on the North side of SW Marine Drive between Manitoba and Ontario Streets.
Site Area:	44,274 SF
Site Dimensions:	349 ft frontage (Marine) x 126 ft average depth average (range: 121 to 132 ft)
Total Assessment:	\$8,348,000
Gross Taxes (2013):	\$39,543.50
Zoning:	RS-1 Single Family Residential
Community Plan:	The Marpole Community Plan, currently in the final draft stage, identifies the site for 6-storey residential. Plan adoption October 2013.
Offering Process:	Offers will be considered on or after August 19th 2013.



SITE PLAN



CONTACT US

FOR A DETAILED INFORMATION PACKAGE

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