FOR SALE

Development Opportunity

56 - 96 West King Edward Avenue

Sunset Beach
Vancouver, BC

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Colliers INTERNATIONAL

DEVELOPMENT OPPORTUNITY

- Potential townhouse development opportunity under Cambie Corridor Phase 3 Plan
- Rarely available assembly of five single-family lots in highly marketable Cambie/Main location
- 39,195 SF site (261.3 ft frontage x 150 ft depth)

LOCATION

Close to Everything Buyers Want:

- 5 minute walk to Main Street
- 7 minute walk to King Edward Station/Cambie Street
- 2 minute walk to General Wolfe Elementary
- 3 minute walk to Hillcrest Park/Community Centre
- 7 minute walk to Queen Elizabeth Park

Capitalize on strong demand for townhouses in area devoid of new supply. Location and lack of inventory supports townhouse values well above $1,100 per SF.

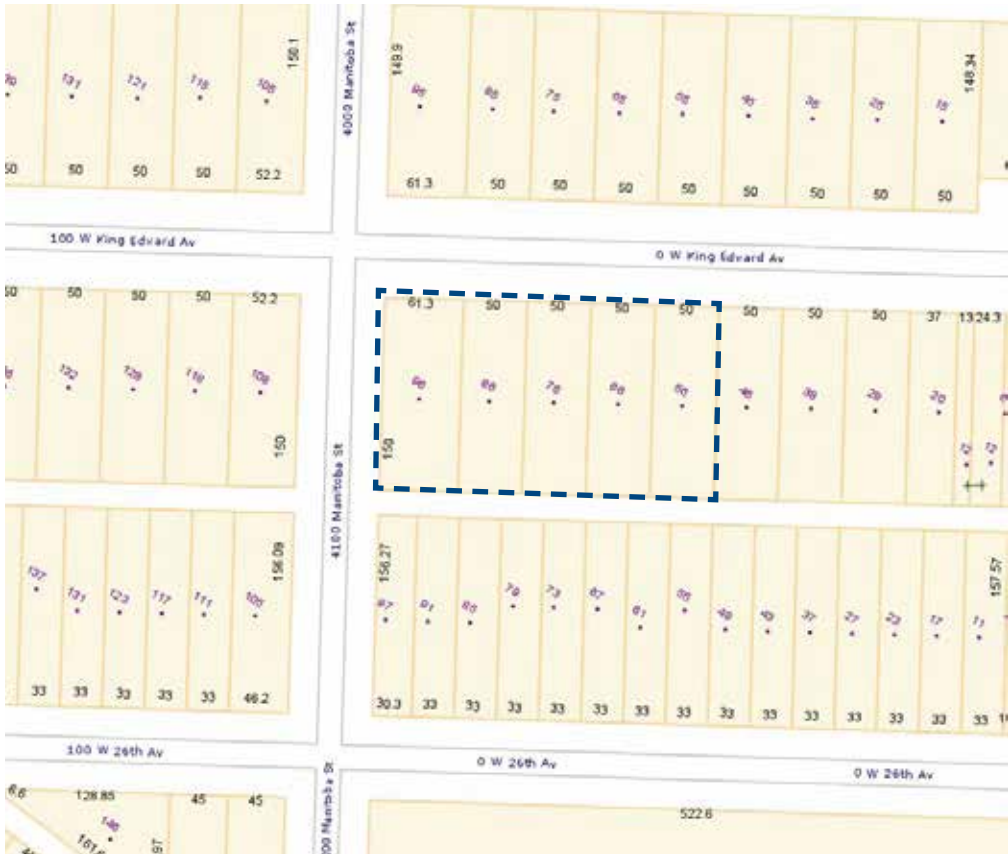
PROPERTY OVERVIEW

Address:	56, 66, 76, 86 and 96 West King Edward Avenue, Vancouver
Legal Description:	Lots 1-5 Block 684 Plan VAP2913 District Lot 526 Land District 36 PIDs: 013-323-831; 013-323-741; 013-323-792; 013-323-768; 013-323-814
Location:	The site is located on the South side of West King Edward Avenue between Manitoba and Ontario Streets.
Site Area:	39,195 SF
Site Dimensions:	261.3 ft along King Edward and 150 ft. of return depth
Current Zoning:	RS-1 Single Family Dwelling
Draft Phase 3: Designation:	Ground Oriented Housing
Assessment Value (2017):	$13,007,800 (combined)

OFFERING PROCESS

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

SITE PLAN



DEMOGRAPHICS

Population
16,444

Avg. Household Income
$114,833

Public Transportation
King Edward Station
25 - Brentwood - UBC
15 - Cambie - Olympic Village
33 - 29 Ave Station - UBC

Walk
Queen Elizabeth Park
Hillcrest Park and Community Centre
BC Children's Hospital

Driving
Downtown Vancouver (10-min)
UBC (15-min)
YVR Airport (20-min)

Education
Sir Charles Tupper
General Wolfe Elementary
Yorkhouse School

**Estimated 2016 demographics, population and income within 1 km of the subject properties*

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