

FOR SALE

Development Opportunity

66 - 96 West King Edward Avenue

Sunset Beach
Vancouver, BC



King Edward Canada
Line Station

Cambie Street

Yukon Street

Columbia Street

West King Edward

Manitoba Street

SUBJECT

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DEVELOPMENT OPPORTUNITY

- › Potential townhouse development opportunity under Cambie Corridor Phase 3 Plan
- › Rarely available assembly of four single-family lots in highly marketable Cambie/Main location
- › 31,695 SF site (211.3 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

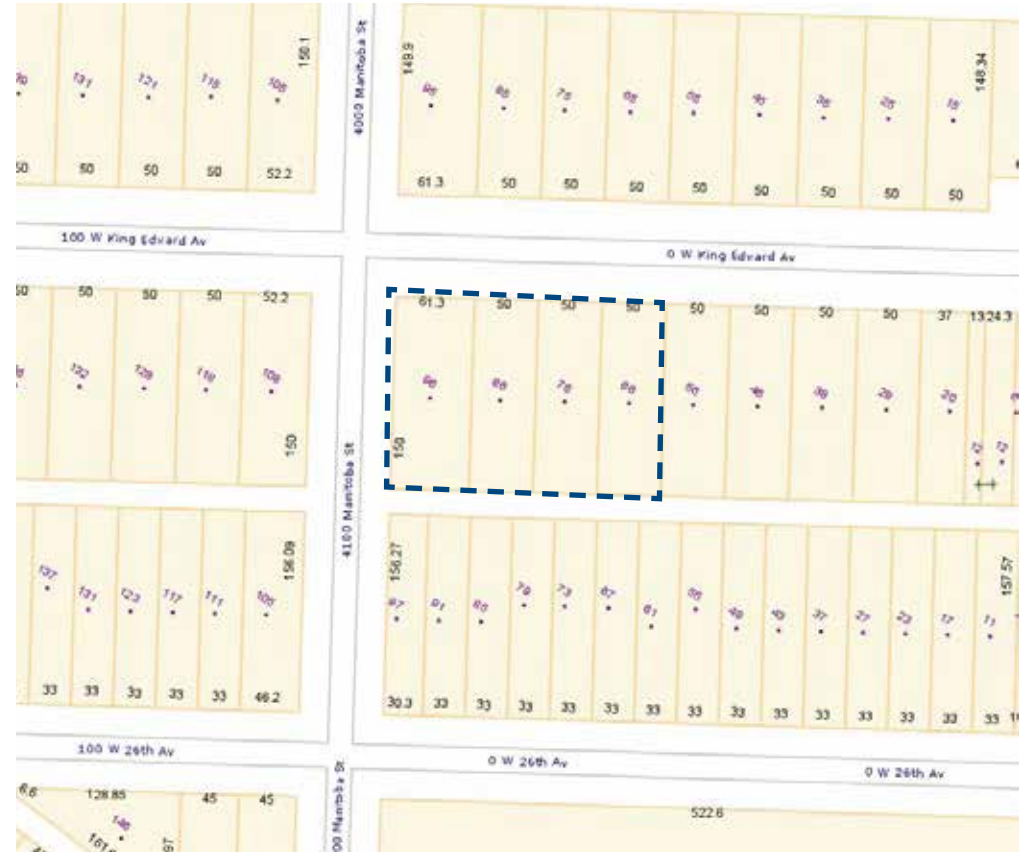
Capitalize on strong demand for townhouses in area devoid of new supply. Location and lack of inventory supports townhouse values well above \$1,100 per SF.



PROPERTY OVERVIEW

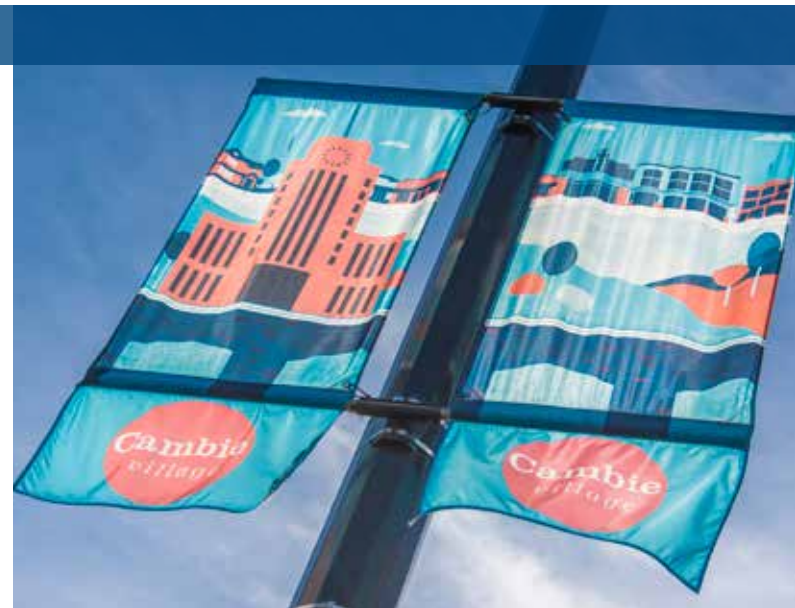
Address:	66, 76, 86 and 96 West King Edward Avenue, Vancouver
Legal Description:	Lots 1-4 Block 684 Plan VAP2913 District Lot 526 Land District 36 PIDs: 013-323-741; 013-323-792; 013-323-768; 013-323-814
Location:	The site is located on the South side of West King Edward Avenue between Manitoba and Ontario Streets.
Site Area:	31,695 SF
Site Dimensions:	211.3 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):	\$9,781,500 (combined)

SITE PLAN



OFFERING PROCESS

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



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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