

FOR SALE 809, 829, 849, 869 and 889 West 33rd Avenue // Vancouver // BC



Cambie Corridor Phase 3 - Full City Block Townhouse Development Site

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DEVELOPMENT POTENTIAL

- › Potential townhouse development opportunity under Cambie Corridor Phase 3 Plan
- › Rare full city block
- › 36,719 SF site (256 ft frontage x 143 ft depth approx.)
- › 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

OFFERING PROCESS

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

LOCATION

The Property is comprised of 5 separately owned single-family lots on the north side of West 33rd Avenue between Willow and Laurel Streets. Situated in an increasingly desirable area of Vancouver's westside neighbourhood with access to public transportation. Centrally located - 15 minutes to Richmond, 15 minutes to Downtown Vancouver.

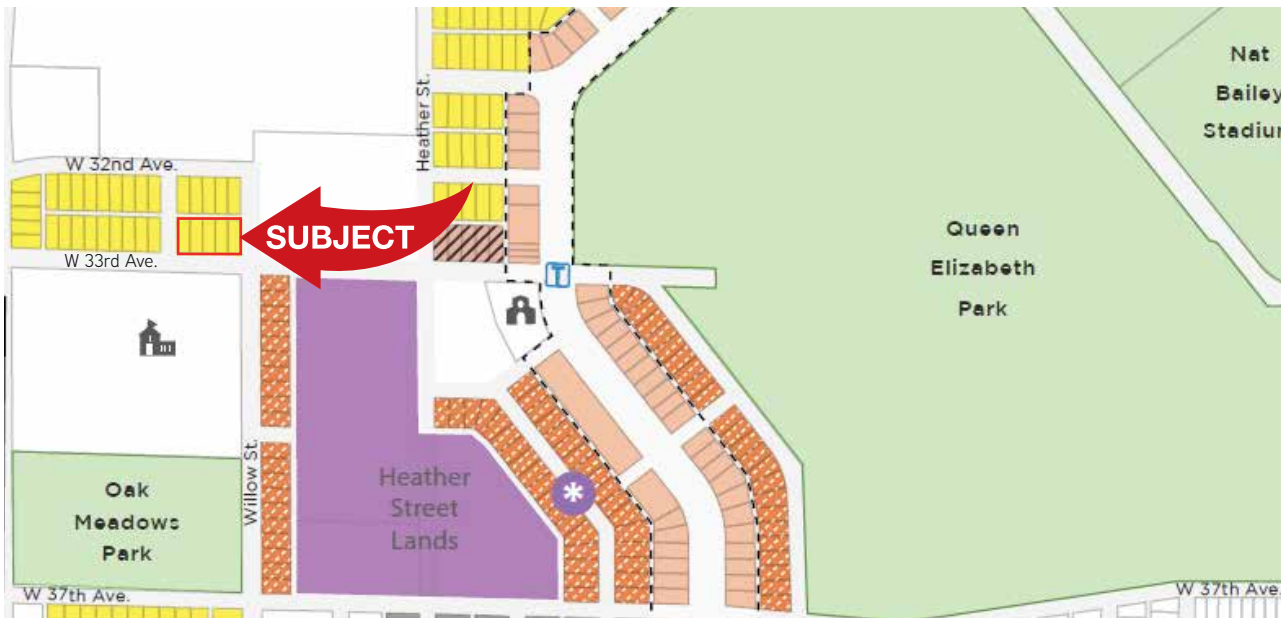
Close proximity to numerous services and amenities along Oak and Cambie Street. Across the street from Eric Hamber Secondary School, walking distance to Hillcrest Community Centre, Queen Elizabeth Park, VanDusen Botanical Garden and BC Women's and Children's Hospital and Oakridge Centre.



PROPERTY OVERVIEW

Civic Addresses	809, 829, 849, 869 and 889 West 33rd Avenue, Vancouver, BC
Legal Description	Lots 6 to 10 PL VAP9078 Lot 6 Block 817 DL 526 LD 36 Pids: 009-761-292, 009-761-322, 009-761-365, 009-761-381, 009-761-411
Location	The site is located on the north side of West 33rd Avenue between Willow and Laurel Streets.
Site Area	36,719 SF
Site Dimensions	256 ft. along West 33rd Avenue and 143 ft. of return depth
Current Zoning	RS-1 Single Family Dwelling
Draft Phase 3 Designation	Townhouse
Assessment Value (2017)	\$15,269,800 (combined)

AREA MAP



LOT SUMMARY

Address	Lot Area (SF)
809 West 33rd Ave	7,382
829 West 33rd Ave	7,318
849 West 33rd Ave	7,305
869 West 33rd Ave	7,292
889 West 33rd Ave	7,422
TOTAL	36,719



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