

FOR SALE

KERRISDALE DEVELOPMENT OPPORTUNITY

2001-2021 West 41st Avenue | Vancouver, BC



DAVID TAYLOR

Personal Real Estate Corporation
Senior Vice President
DIR +1 604 692 1402
david.taylor@colliers.com

SIMON LIM

Personal Real Estate Corporation
Executive Vice President
DIR +1 604 661 0882
simon.lim@colliers.com

Colliers International
200 Granville Street | 19th Floor
Vancouver, BC | V6C 2R6
P: +1 604 681 4111
F: +1 604 661 0849



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SALIENT FACTS

Municipal Address:	2001, 2007, 2011 and 2021 West 41st Avenue, Vancouver, BC
Legal Description:	LOT 18-21 OF LOT C BLOCK 5 DISTRICT LOT 526 PLAN 6781 PID: 010-812-954, 006-280-391, 008-810-141, and 004-900-561
Location:	The Property is located at the northwest corner of West 41st Avenue and Maple Street.
Zoning:	C-2 Commercial
Site Size:	15,309 SF (153.09' frontage x 100' site depth)
Gross Taxes (2017):	\$169,906.51
Improvements:	2021 West 41st Avenue: One-storey building leased to Salvation Army Thrift store 2001, 2007 & 2011 West 41st Avenue: Vacant (destroyed by fire in 2017)

HIGHLIGHTS

- ≡ Opportunity to develop one of Kerrisdale's most prominent corners
- ≡ 15,309 SF, C-2 zoned site allows **over 38,000 SF buildable**, 4-storeys
- ≡ Capitalize on strong demand for condos in a supply constrained area
- ≡ Rear lane frontage overlooks Kerrisdale Park and will feature unobstructed views to the North
- ≡ Strong demand for retail space
- ≡ Holding income during approvals phase

DEVELOPMENT POTENTIAL

The Property is zoned C-2 Commercial, which allows both residential and commercial uses.

Regulations:

Max Height: 4-storeys

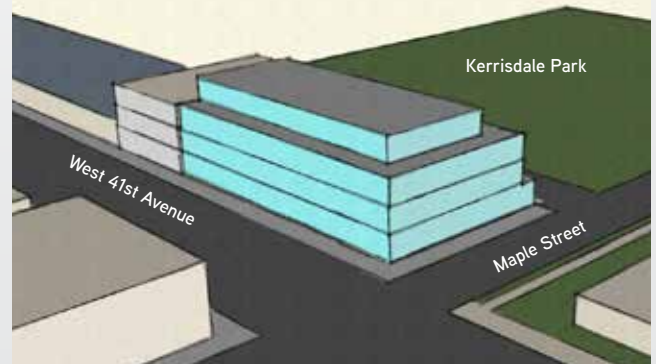
Max Density: 2.50 FSR (Floor Space Ratio)

OFFERING PROCESS

A detailed information package is available to qualified interested parties upon execution of a Confidentiality Agreement. Please contact the listing agents for pricing guidance.

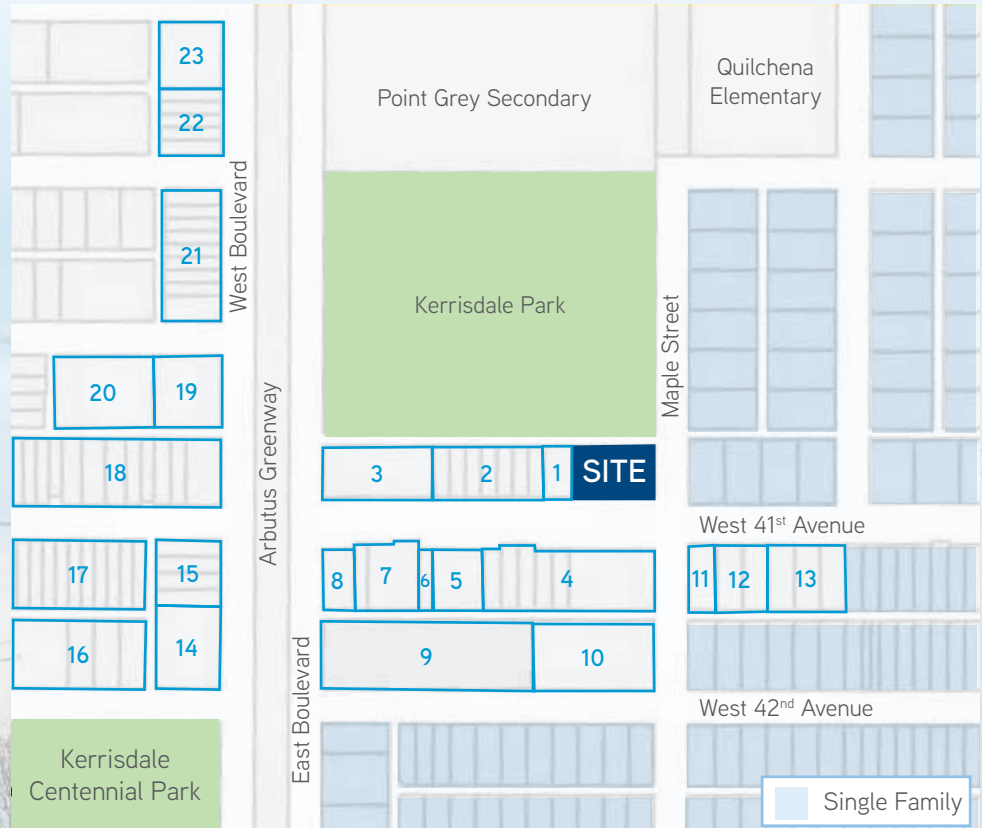
Offers will be reviewed on or after:

4:00 PM PST, Thursday, June 7, 2018



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- 1 3-storey strata office (1999)
- 2 Various retail
- 3 McDonalds
- 4 Various retail
- 5 3-storey retail/office
- 6 Various retail
- 7 Proposed 4-storey office/hotel
- 8 Various retail
- 9 The Laureates; 59-units (2000)
- 10 Kerrisdale Professional Centre
- 11 11-Unit Apartment Building
- 12 20-Unit Apartment Building
- 13 32-Unit Apartment Building
- 14 Brownstone; 56-units (1994)
- 15 BMO
- 16 Multifamily apartments
- 17 Various retail
- 18 Various retail
- 19 Kerrisdale Gardens; 27-units (2015)
- 20 The Wedgewood; 35-units (1981)
- 21 Various retail & office
- 22 3-storey office building
- 23 Platinum; 47-units (2001)



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