

FOR SALE

7971, 7983, 7991 & 8007 Columbia Street / Vancouver / BC



7971-8007 COLUMBIA STREET

RM-9 ZONED DEVELOPMENT SITE
18,654 SF, 2.0 FSR

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HIGHLIGHTS

- › Opportunity to build either stacked townhouses or 4-storey condos up to 37,308 BSF
- › 18,654 SF site (129' frontage along Columbia Street; 135' frontage along West 64th Avenue; 121' depth)
- › RM-9 zoning allowing immediate development with only development permits required
- › Pre-sales in immediate vicinity supporting \$1,200/SF-\$1,350/SF
- › Favorable fixed CAC for density consisting of \$10/SF from 0.75 FSR to 1.2 FSR, and \$55/SF from 1.2 FSR to 2.0 FSR

Asking Price:

\$18,800,000

SALIENT FACTS

Civic Address	7971, 7983, 7997, and 8007 Columbia Street, Vancouver, BC
Legal Description	Lot 9-11 Except The West 10 Feet, Now Lane Block 5 District Lots 322 and 323 Plan 1765, and Lot D, Except Part In Explanatory Plan 6023 Block 5 District Lots 322 And 323 Plan 6393 PID: 010-898-115, 014-338-637, 010-845-097 and 014-338-629
Location	Located on the West side of Columbia Street south of West 64th Avenue
Site Size:	18,654 SF
Site Dimensions	129' frontage along Columbia Street; 135' frontage along West 64th Avenue; 121' depth
Improvements:	The Properties are currently improved with 4 detached houses built between 1936-1975
Existing Zoning	RM-9
Gross Taxes (2017)	\$29,060.22 (Combined)

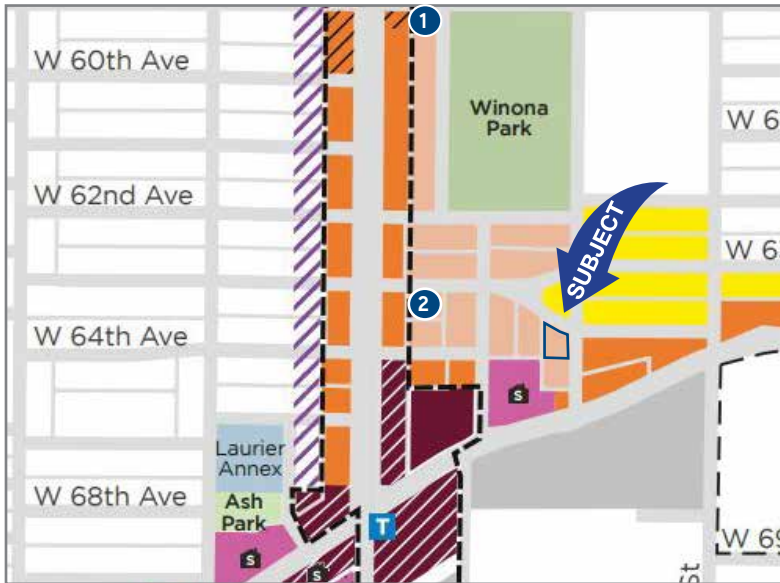
LEGAL MAP



SITE PLAN



CAMBIE-MARPOLE COMMUNITY PLAN

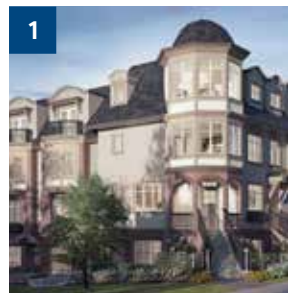


OCP: Stacked Townhouse or 4-Storey Condo
 Height: Up to 4-storeys
 Uses: Residential
 Density: Up to 2.0 FSR



NEARBY NEW DEVELOPMENT PRE-SALES

Townhouse/condo pre-sales comparables in the area consisting of:



1
YUKON RESIDENCES
 450 West 59th Avenue
 # of Units: 32
 # of Units Sold: 28
 Status: Pre-Construction
 Avg Pre-sales: \$1,222



2
RESIDE
 460 West 63rd Avenue
 # of Units: 33
 # of Units Sold: 18
 Status: Pre-Construction
 Avg Pre-sales: \$1,347



FOR SALE

7971, 7983, 7997 AND 8007 COLUMBIA STREET / VANCOUVER / BC

Marine Drive
Station



Cambie Street

7971-8007 COLUMBIA STREET

Columbia Street

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

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