

SOLD



Cambie Phase 3 Townhouse Development Site

FOR SALE |

568, 572, 576, 580 and 584 West 24th Avenue
Vancouver BC

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TOWNHOUSE DEVELOPMENT OPPORTUNITY

Location

The subject site is less than one block to the King Edward Canada Line Station and bus stops. Located on a quiet street just steps to Cambie Street on the edge of Phase 3.

It is also in close proximity to Queen Elizabeth and Douglas Park, Edith Cavell, Talmud Torah, Emily Carr and General Wolfe School as well as Oakridge Shopping Centre. The site features all of the location amenities sought after by Cambie buyers – easy access to shopping, parks and schools.

Development Potential

- › Potential townhouse development opportunity under Cambie Corridor Phase 3 Plan
- › Rarely available assembly of five single-family lots on quiet residential street near transit
- › 21,534.15 SF site
- › 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
- › Plan area boundary ensures that single family houses will remain across the street

Offering Process

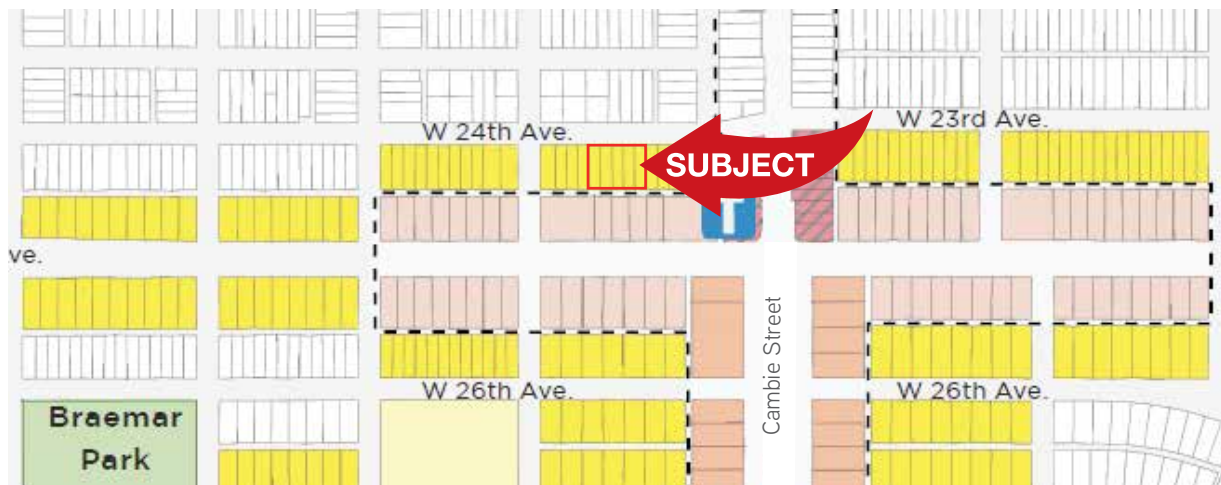
Detailed information package available upon request, please contact Listing Agents to learn more about the offering process.



Property Overview

Civic Addresses	568, 572, 576, 580 and 584 West 24th Avenue, Vancouver, BC (*588 and 592 are potentially available - Total combined 30,147 SF)
Legal Description	Lots 5 to 9 Block 660 District Lot 526 LD 36 VAP2976 Pids: 013-272-551, 013-272-543, 004-688-741, 013-272-535, 013-272-527
Location	The site is located on the south side of West 24th Avenue between Cambie and Ash Street.
Site Area	21,534.15 SF
Site Dimensions	165 ft. along West 24th Avenue and 130.51 ft. of return depth
Current Zoning	RS-5 Single Family Dwelling
Draft Phase 3 Designation	Townhouse
Assessment Value (2017)	\$12,397,300 (combined)

Site Plan



LOCATED IN

one of Vancouver's most desirable neighbourhoods

Douglas Park

Ash Street

West 24th Ave

King Edward Avenue

Tupper Street

Cambie Street



King Edward Canada Line Station



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