

Cambie Phase 3 Townhouse Development Site

FOR SALE |

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

DAVID TAYLOR

Personal Real Estate Corporation 604 692 1402 david.taylor@colliers.com

MATT SAUNDERS

Personal Real Estate Corporation 604 661 0802 matt.saunders@colliers.com

MORGAN IANNONE

Personal Real Estate Corporation 604 662 2654 morgan.iannone@colliers.com





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

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

(*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

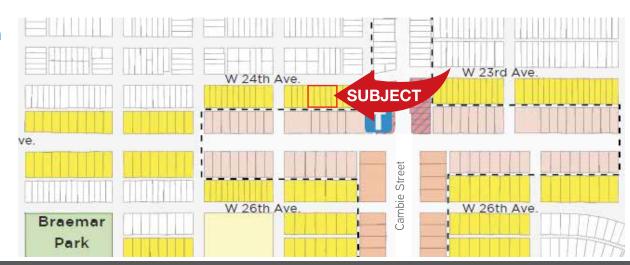
Site Dimensions 165 ft. along West 24th Avenue and 130.51 ft. of return depth

Current Zoning RS-5 Single Family Dwelling

Draft Phase 3 Designation Townhouse

Assessment Value (2017) \$12,397,300 (combined)

Site Plan







COLLIERS INTERNATIONAL

200 Granville Street, 19th Floor Vancouver, BC V6C 2R6 604 681 4111

www.collierscanada.com

DAVID TAYLOR

Personal Real Estate Corporation 604 692 1402 david.taylor@colliers.com

MATT SAUNDERS

Personal Real Estate Corporation 604 661 0802 matt.saunders@colliers.com

MORGAN IANNONE

Personal Real Estate Corporation 604 662 2654 morgan.iannone@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colli-ers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequiv-ocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.