

# FOR SALE

## Kitsilano Development Site

2904 AND 2912  
WEST 4TH AVENUE,  
VANCOUVER, BC

- High exposure development site between Macdonald and Bayswater
- Walking distance to the beach, Kits Pool and West 4th shopping
- 11,290 square foot site
- C-2 zoning allowing up to 2.5 FSR for condominiums or up to 3.5 FSR for rental housing

**ASKING \$12,700,000**



[www.trgcommercial.com](http://www.trgcommercial.com)  
[www.karimwinsor.com](http://www.karimwinsor.com)

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# PRIME WEST 4TH AVENUE DEVELOPMENT SITE WITH 98 FT OF FRONTAGE

## CIVIC ADDRESSES

2904 & 2912 WEST 4TH AVE,  
VANCOUVER

## PIDS

004-979-460,  
031-076-033

## SITE SIZE

11,290 SF (approx)

## ZONING

C-2

## FSR

Up to 2.5 for strata  
Up to 3.5 for rental

## OCCUPANCY

Vacant site

## PRICE

**\$12,700,000**

## OPPORTUNITY

A rare opportunity to purchase an 11,290 square foot development site in Kitsilano within minutes of the beach and fantastic shopping.

## LOCATION

The property is centrally located just 5 minutes from Downtown Vancouver in the heart of Vancouver's highly desirable Kitsilano neighborhood. To the north of the property is Kits Beach which is a very popular destination for locals and tourists alike. Whole Foods and Safeway are both within walking distance. UBC is a short bus ride away and popular cafes and restaurants are all around.

## DUE DILIGENCE MATERIALS

Environmental reports, draft development designs surveys are available upon request.



## DEVELOPMENT POTENTIAL

	MARKET CONDO	RENTAL
SITE SIZE (APPROX)	11,290 SF	11,290 SF
POTENTIAL FLOOR SPACE RATIO	2.50	3.50
POTENTIAL BUILDABLE AREA	*28,225 SF	*39,515 SF

\* These figures are estimates and must be verified by the purchaser.



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