

FOR SALE

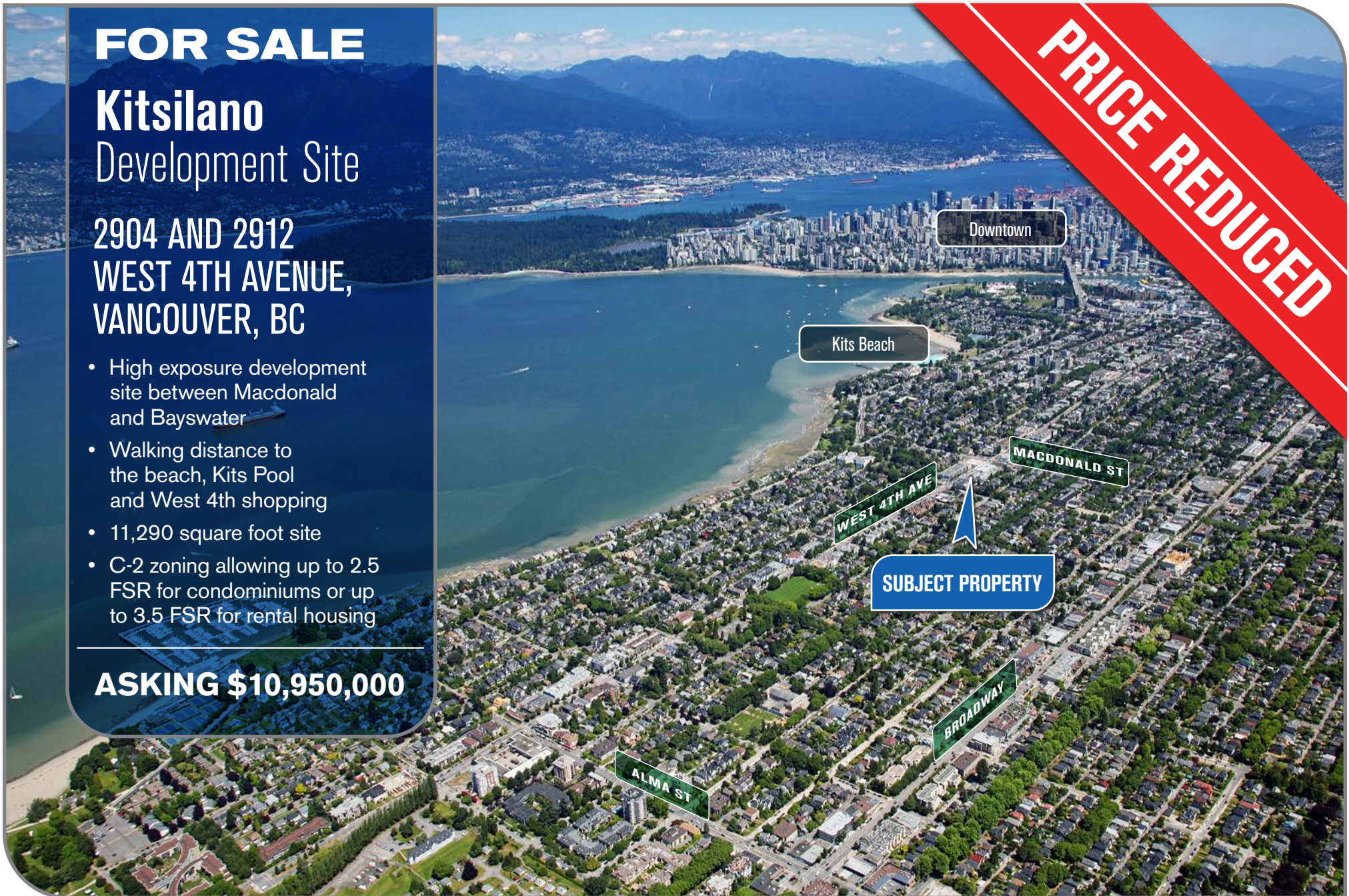
Kitsilano Development Site

**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 \$10,950,000

PRICE REDUCED



www.trgcommercial.com
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

\$10,950,000

OPPORTUNITY

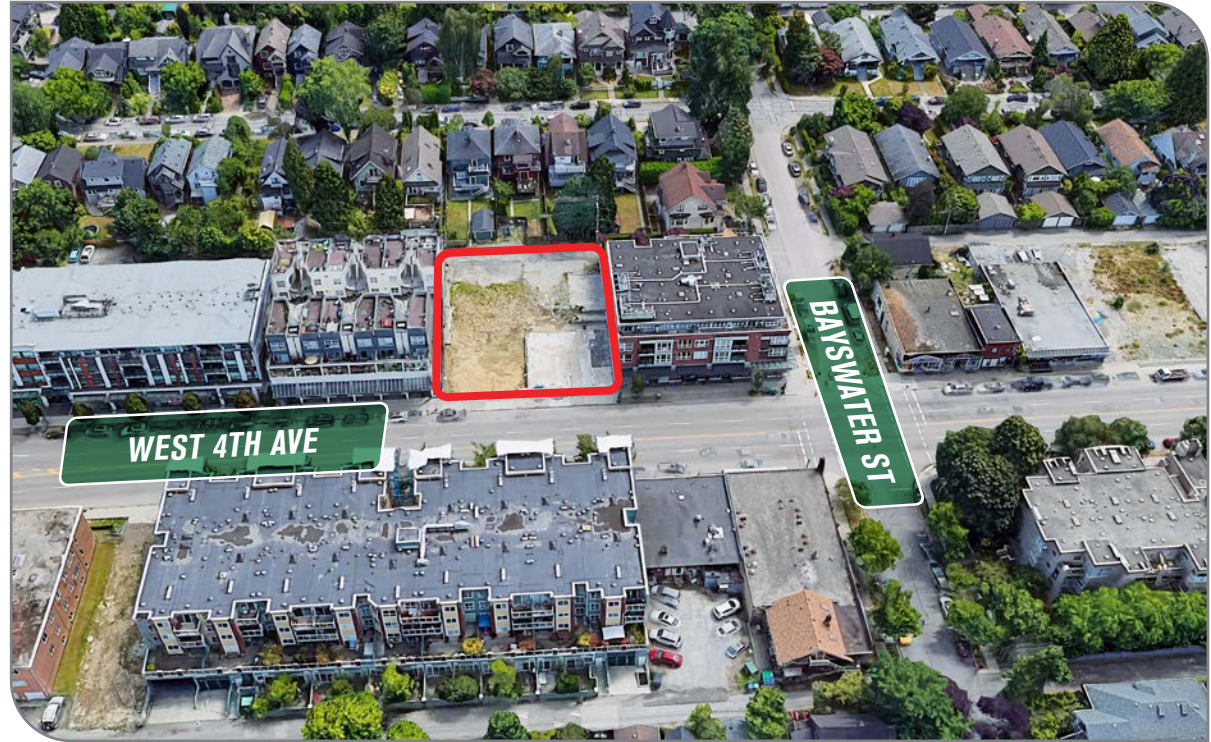
A rare opportunity to purchase an 11,290 square foot development site in Kitsilano within minutes of the beach and fantastic shopping.

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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