

Development opportunity **FOR SALE** in Point Grey

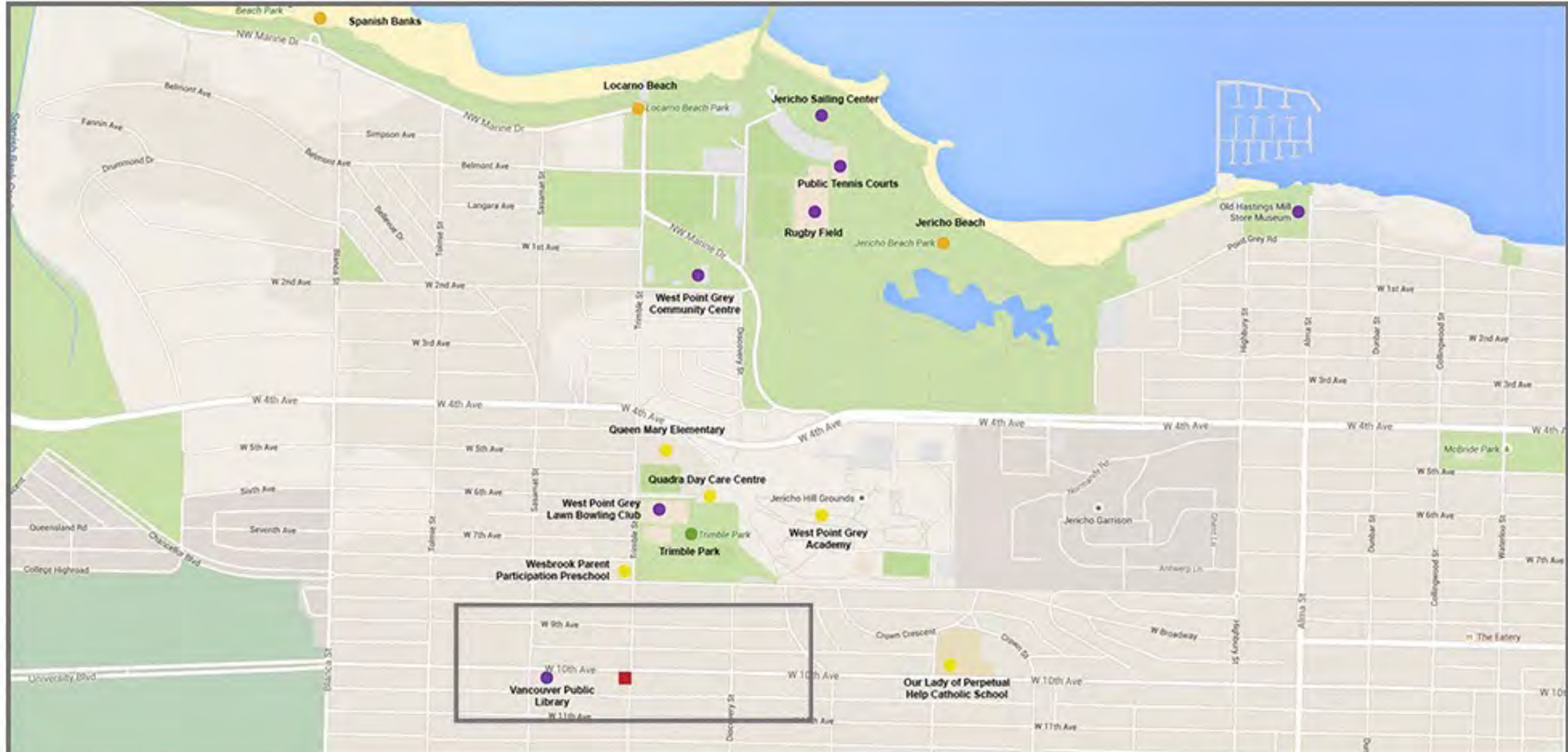


Prime development opportunity with over 24,000 SF of buildable space in "Prior To" stage.

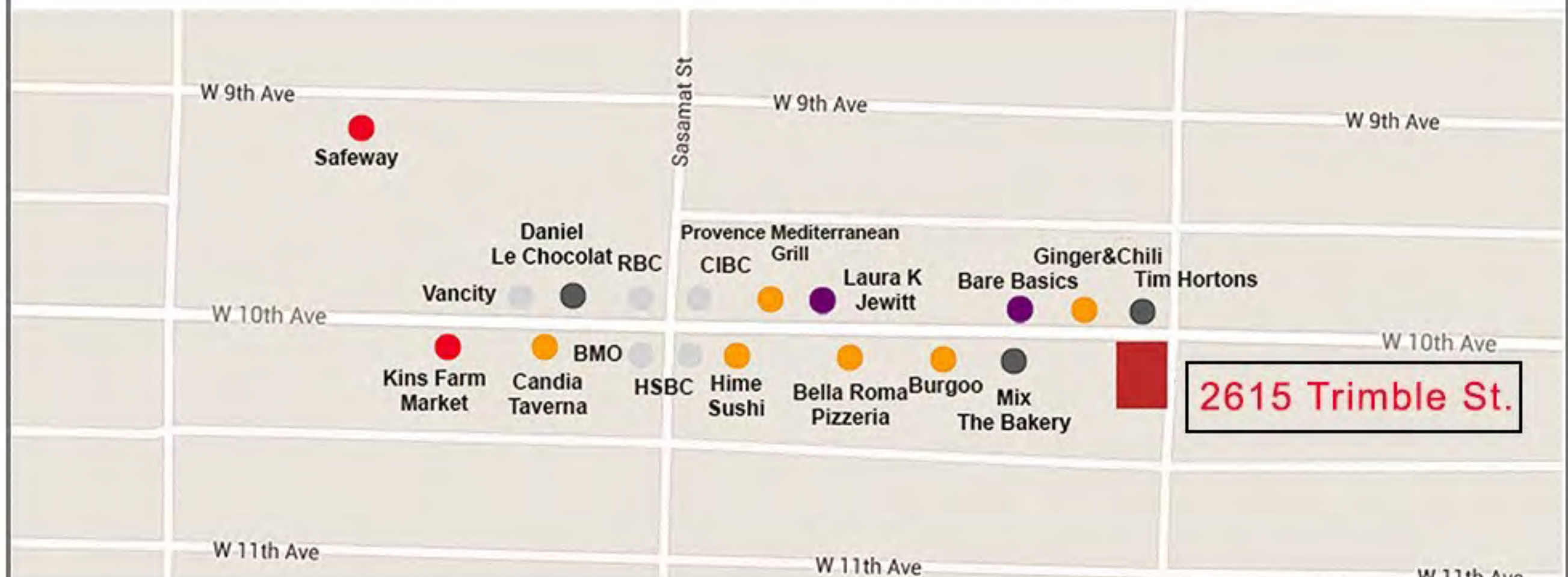


Key Features

Prestigious location with all amenities steps away



-Nearby attractions & amenities; UBC Endowment Lands, Spanish Banks, Jericho Beach, Locarno Beach, Lord Byng Secondary School, West Point Grey Academy, Queen Elizabeth Elementary School, the University of British Columbia, West Point Grey Community Centre, boutiques, grocery stores, & restaurants.



-Easy access to public transportation, 99 B-Line & future Broadway SkyTrain extension as a neighbourhood connector to Canada Line

Potential development

- Corner Lot
- Spectacular panoramic view of downtown, mountains, & ocean
- Superior location in the heart of upscale Point Grey



Potential development

Unique design combining a charming historical building with a new Development

- Architecture by award-winning GBL
- All architectural designs & permits to be presented upon an accepted offer
- Architectural design includes a floor to ceiling glass wall, incomparable view
- East facing, maximises light in units
- All architectural designs + acquired permits included
- Extra FSR



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Salient Features

Lot: 60 ft x 122 ft

Shape: rectangular

FSR: 3.29

Buildable: 24,072 SF

Basement area: 2000 SF with a high ceiling

Lot Size: 7,320 sqf

Width: 60 ft

Frontage: 122 ft

Zoning: C-2

Gross Taxes: \$38,233.39

Tax Year: 2014

Current Development: 2 residential and 3 commercial units

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