



604.671.7000

# BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



## **Instructions for Buyers and Agents Updated April 24, 2024**

### **472 E 4<sup>th</sup> Street – Additional Info:**

Hello Realtors and Future Owners, we have put together for your reference info for this property and the building including a Feature Sheet, Floor Plans, Managers info and Management Company Info and Area Listings and Sales on our BC Condos and Homes Web Sites. If we are missing something that's not here, please reach out to us at [support@6717000.com](mailto:support@6717000.com) to let us know and we will update this information.

### **Listing Description**

472 E 4th, V7L 1J5 – Development opportunity in Lower Lonsdale (6-Plex or 2 detached homes or Duplex). New Houses on either side of this lot. Potential to subdivide the 6,850 SF lot & build two single detached homes boasting Downtown & Water views. Preliminary plans outline 3-level homes with over 2500 SF of living space & approx 500 sq. ft. of rooftop deck. Re-zoning applications have been approved for similar lots, and the City has confirmed eligibility for a rezoning application. The existing 6 bed, 2 bath house generates over \$5600/m in rental income. Located less than 400 meters from a Rapid Bus stop. 2nd option to construct a multiplex (max 6 units) in this highly sought-after area of North Van, perfectly aligned with the new Provincial Rezoning initiative that is coming June 30. Call for more info.

### **Realtor remarks**

NEW OCP/ZONING coming soon (June 30/24) mandating Multiplexes all over BC – this property is perfectly aligned with the new Provincial Rezoning Initiative aimed at enhancing affordability in BC housing. Less than 400m to a RAPID BUS. Currently rented at \$5600/mo – 6 rooms-6 different tenants, if new house was to be built there will be water and mountain views from roof deck. Owner lives next door and super motivated to sell, bring your offers – priced to sell

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**Data Room Link to all documents below in one folder so you can download all docs at the same time.**

<https://www.dropbox.com/scl/fo/xsayu6mft9dk9q4w5yby8/AM-LFvqr49VGrKIyW9R0LII?rlkey=vpq2ljxkhdhq2enzw061gz36c&dl=0>

**Suite Video on Vimeo and You Tube**

<https://vimeo.com/936831858> // <https://www.youtube.com/watch?v=qL98yD4t6wM>

**Feature Sheet**

[https://bccondos.net/uploads/vancouver36755/01472\\_e\\_4th\\_north\\_van\\_info\\_sheetlesud042224.pdf](https://bccondos.net/uploads/vancouver36755/01472_e_4th_north_van_info_sheetlesud042224.pdf)

**Floorplan** – Available upon request

**472 E 4<sup>th</sup> Street on our website BCCAH**

<https://www.bccondosandhomes.com/listing/r2867154-472-e-4th-street>

**472 E 4<sup>th</sup> on Bcforsale**

<https://bcforsale.net/m-r2867154-364-36755-2/472-east-4th-street>

**Aerial Stills Pics with Renderings**

<https://www.dropbox.com/scl/fo/pl1keqg59grbqj2gejq8x/AF9gnvNrynvoDEqnOOIUBvI?rlkey=2jqilpzy5xpwlg3o78np2n2qd&dl=0>

**Exterior Stills Pics**

[https://www.dropbox.com/scl/fo/vv8m6kyna3363mof0hn6y/AGSikLAdS7OIVhqYJ\\_Y-Fig?rlkey=n554qw29nyv86h0yr940f9w8q&dl=0](https://www.dropbox.com/scl/fo/vv8m6kyna3363mof0hn6y/AGSikLAdS7OIVhqYJ_Y-Fig?rlkey=n554qw29nyv86h0yr940f9w8q&dl=0)

**Video Landscape mode and Vertical Mode for social media**

<https://www.dropbox.com/scl/fo/5wb22h1zv4gmlgg3wss2m/AOrE3zUA-LI9HX7jhoGVOCY?rlkey=kcphwgdwtb1h920au620bjpja&dl=0>

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## Area Listings on BCCAH

[https://www.bccondosandhomes.com/#/?lat=49.31026796403844&lng=-123.06615441999054&zoom=15&sold=false&openhouse=false&price\\_from=0&price\\_to=20000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft\\_from=0&sqft\\_to=10000&built\\_from=1900&built\\_to=2024&lotsize\\_from=0&lotsize\\_to=43560000&frontage=0&levels=1%2B&dollarfoot\\_from=0&dollarfoot\\_to=2000&parking=0&days\\_back=720&price\\_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media](https://www.bccondosandhomes.com/#/?lat=49.31026796403844&lng=-123.06615441999054&zoom=15&sold=false&openhouse=false&price_from=0&price_to=20000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft_from=0&sqft_to=10000&built_from=1900&built_to=2024&lotsize_from=0&lotsize_to=43560000&frontage=0&levels=1%2B&dollarfoot_from=0&dollarfoot_to=2000&parking=0&days_back=720&price_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media)

## Area Sales on BCCAH – Password “remax7575”

[https://www.bccondosandhomes.com/#/?lat=49.31026796403844&lng=-123.06615441999054&zoom=15&sold=true&openhouse=false&price\\_from=0&price\\_to=20000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft\\_from=0&sqft\\_to=10000&built\\_from=1900&built\\_to=2024&lotsize\\_from=0&lotsize\\_to=43560000&frontage=0&levels=1%2B&dollarfoot\\_from=0&dollarfoot\\_to=2000&parking=0&days\\_back=720&price\\_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media](https://www.bccondosandhomes.com/#/?lat=49.31026796403844&lng=-123.06615441999054&zoom=15&sold=true&openhouse=false&price_from=0&price_to=20000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft_from=0&sqft_to=10000&built_from=1900&built_to=2024&lotsize_from=0&lotsize_to=43560000&frontage=0&levels=1%2B&dollarfoot_from=0&dollarfoot_to=2000&parking=0&days_back=720&price_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media)

## Instagram

<https://www.instagram.com/p/C6EUfdqRS9s/?igsh=czgzY2Y3eHhxeGxn>

<https://www.instagram.com/reel/C6EQ5OBLgt2/?igsh=MXU5MDZIYjh6dm9raA==>

## Facebook:

<https://www.facebook.com/share/v/4rGPRiqKNPPZasPG/?mibextid=WC7FNe>

<https://www.facebook.com/share/p/9nLj2T7edULtcT7A/?mibextid=WC7FNe>

## Les twarog page:

<https://www.facebook.com/share/v/4rGPRiqKNPPZasPG/?mibextid=WC7FNe>

<https://www.facebook.com/share/p/9nLj2T7edULtcT7A/?mibextid=WC7FNe>

Each FB post was shared on group chats within total over 100K members)

Vancouver Real Estate Group: (7K members)

Real Estate Vancouver Group (12.6K members)

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Vancouver Rentals (71K members)

Vancouver Real Estate Classified (14K members)

**TikTok :**

<https://vm.tiktok.com/ZMMVK7XBk/>

**LINKEDIN:**

[https://www.linkedin.com/posts/lestwarog\\_attention-real-estate-builders-investors-activity-7188222618775310336-wZ7I?utm\\_source=share&utm\\_medium=member\\_desktop](https://www.linkedin.com/posts/lestwarog_attention-real-estate-builders-investors-activity-7188222618775310336-wZ7I?utm_source=share&utm_medium=member_desktop)

[https://www.linkedin.com/posts/lestwarog\\_%3F%3F%3F%3F%3F%3F%3F%3F%3F%3F-%3F%3F%3F%3F%3F%3F%3F%3F%3F%3F%3F-activity-7188222723788083201-qkAs?utm\\_source=share&utm\\_medium=member\\_desktop](https://www.linkedin.com/posts/lestwarog_%3F%3F%3F%3F%3F%3F%3F%3F%3F%3F-%3F%3F%3F%3F%3F%3F%3F%3F%3F%3F%3F-activity-7188222723788083201-qkAs?utm_source=share&utm_medium=member_desktop)

FACEBOOK ADS RUNNING - BOOSTED. Will be targeted and getting contact information of leads, and will be personally texting them for more information

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