

Goodman
report:

For Sale

HIGH EXPOSURE KERRISDALE MIXED-USE DEVELOPMENT SITE WITH HOLDING INCOME

6300 BLOCK OF WEST BOULEVARD, VANCOUVER, BC



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Commercial

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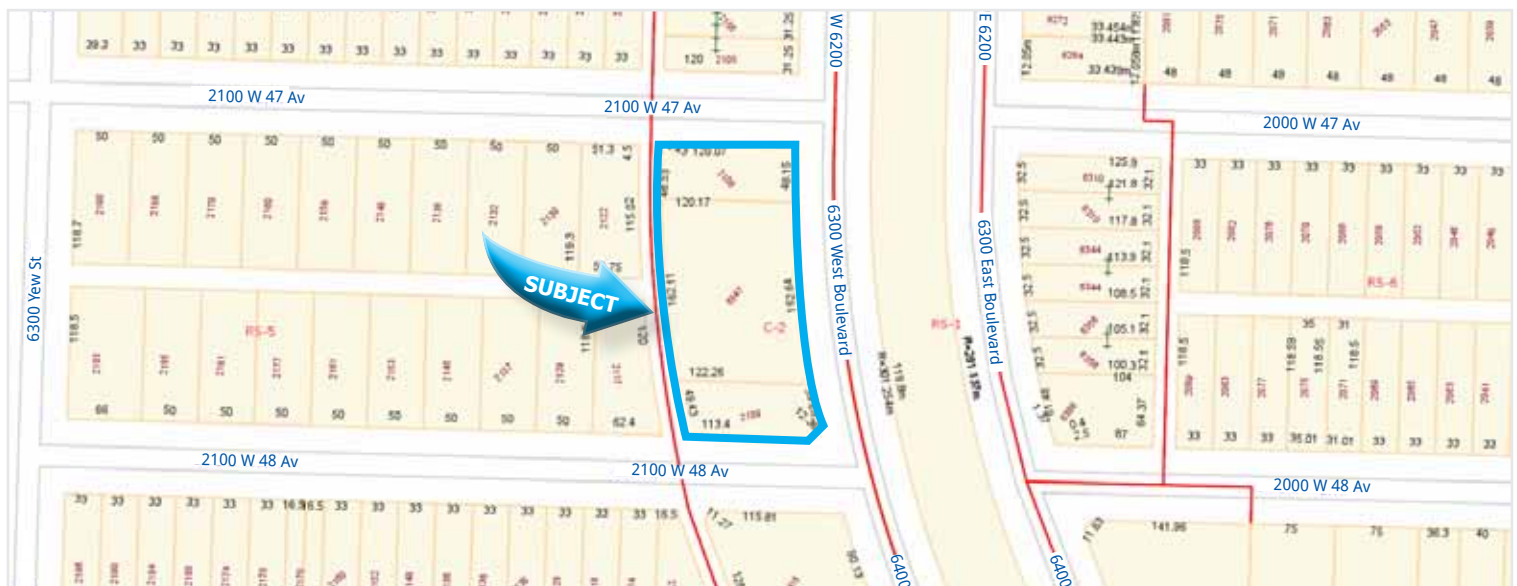
Opportunity	To acquire a high exposure mixed-use development site with holding income encompassing an entire city block in Vancouver's coveted Kerrisdale neighbourhood.
Municipal Address	6347 West Boulevard; 2109 W 48th Ave & 2108 W 47th Ave, Vancouver BC
Ask Price	\$28,000,000
Lot Size	31,332 sq. ft. (260' x 120.5')
Zoning	C-2 Commercial District
Floor Space Ratio	2.5
Development Potential	78,330 sq. ft.
Price/SF Buildable	\$357
Taxes 2014	\$56,083
PID	010-396-446; 010-396-489; 010-396-390

Highlights

- Located in the heart of Vancouver's affluent Kerrisdale neighbourhood
- Rare high exposure Westside C-2 zoned redevelopment site with holding income
- An entire city block along West Blvd. between W. 47th and W. 48th Avenues
- 3 contiguous lots totalling 31,332 sq. ft. or 78,330 sq. ft. buildable
- 2.5 FSR with no requirement for rental replacement
- The maximum residential FSR is 2.15; to maximize the FSR to 2.5, a commercial component of 0.35 FSR is required
- Consists of 5 multi-family rental buildings totalling 44 suites
- Annual holding income of approximately \$600,000 of gross revenue
- Clean Stage 1 Environmental Report

Location

Kerrisdale, located in the heart of Vancouver's affluent Westside, is one of Canada's most established and wealthy communities. The subject property encompasses the entire city block between West 47th and West 48th along West Boulevard in Vancouver's prime Kerrisdale neighbourhood. Only six blocks to West 41st Avenue, considered one of the best upscale high-end fashion and retail shopping districts in the City. Walking distance to Point Grey High School, Maple Grove Park, seniors centre, bus transportation, restaurants, a branch of the Vancouver Public Library, West Main Health Unit and Kerrisdale Community Centre.



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