

**Goodman
report:**

PREMIER CONDO MULTI-FAMILY DEVELOPMENT SITE IN KITSILANO

2027-29 York Avenue, Vancouver, BC

For Sale



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HQ Commercial

Opportunity

To acquire a premier 6,000 sq. ft. condo multi-family development site in Vancouver's coveted Kitsilano neighborhood, only one block from Kits Beach and the bus to Downtown Vancouver.

Municipal Address	2027-29 York Avenue, Vancouver
Ask Price	\$3,190,000
Lot Size	5,900 sq. ft. (50' x 118')
Zoning	RM-4 multiple family dwelling
Floor Space Ratio	1.45
Development Potential	8,700 sq. ft.
Price/SF Buildable	\$367
Taxes 2014	\$10,679.85
PIDs	014-957-337; 014-957-311

Highlights

- Located in the coveted north-of-fourth avenue Kitsilano neighbourhood, one of the most desirable locations to live in Vancouver
- Rare RM-4 multi-family zoned development site improved with two houses; one vacant and one owner-occupied
- While the site size is 5,900 sq. ft. (50' x 118'), the City has indicated they will honour the development potential of a 1.45 FSR on the original dimensions of 50' x 120' (6,000 sq. ft.) as two feet of the lot were expropriated for the back lane
- Great potential city, water and mountain views from top floor of future development project

Location

The subject property is situated only one and a half blocks south of Kits Beach on the north side of York Avenue between Maple and Arbutus Streets in Vancouver's prime Kitsilano neighbourhood. Cornwall Avenue, the beach's waterfront "main drag" which runs parallel to the popular Kitsilano Beach coastline offers stunning views of English Bay, the West End's skyline and the North Shore Mountains. Within walking distance is Kits Beach pool and park, a seaside walkway that overlooks the Burrard Inlet and Kitsilano Yacht Club. The Burrard Bridge is only three blocks away offering easy access to Downtown Vancouver. Kitsilano, especially north of 4th Avenue, is considered one of the most desirable locations in the City of Vancouver (if not Canada) to live, with its numerous beaches, parks, recreation centres, retail amenities, movie theatre (5th & Burrard), bus transportation, elementary schools, cafes, restaurants and its close proximity to city hospitals, Downtown Vancouver and UBC.



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