

# Goodman report:



**PERMIT-READY DEVELOPMENT SITE**

## High-end Kerrisdale Luxury concrete condo project

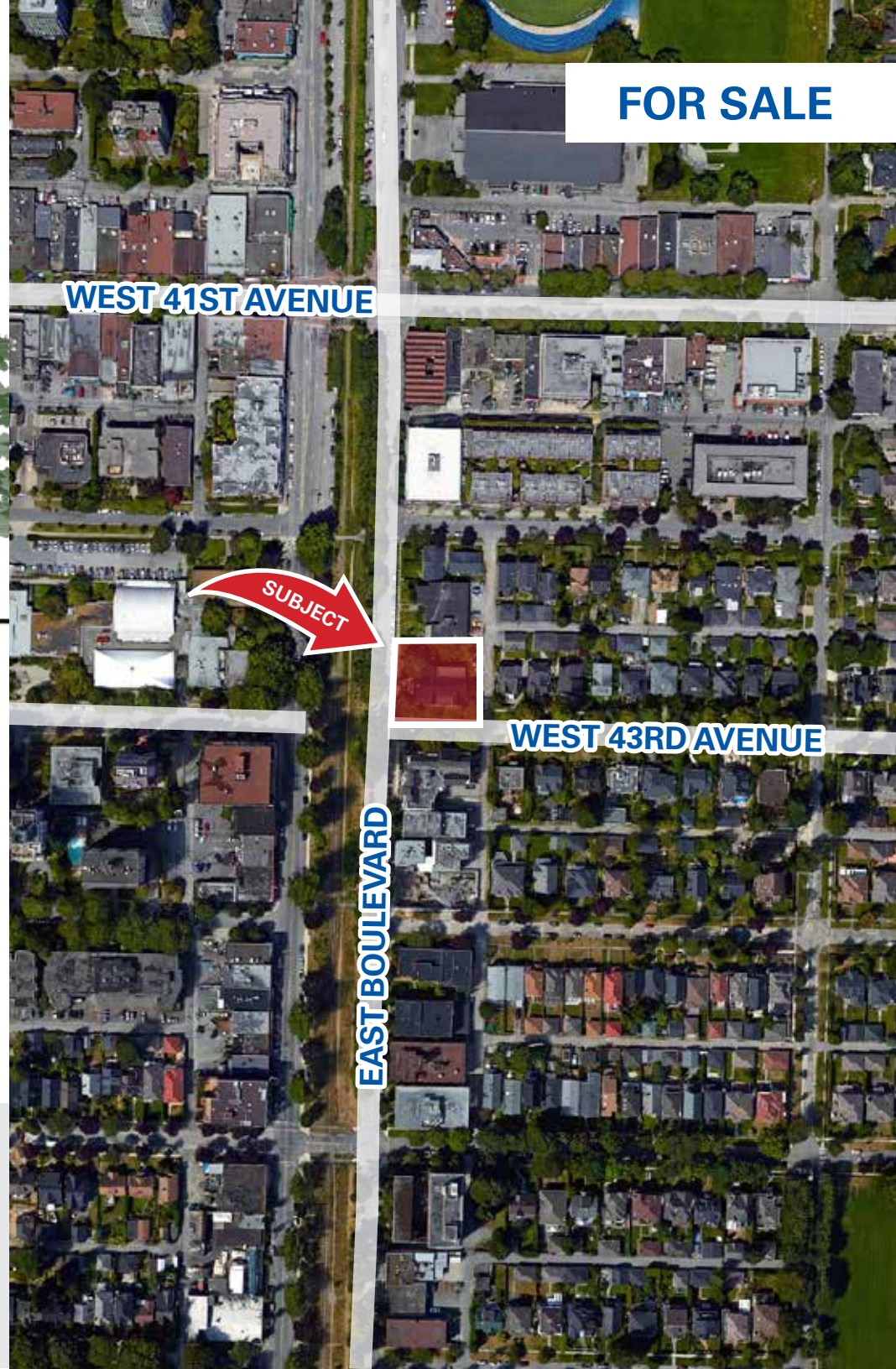
**2089 West 43rd Avenue, Vancouver, BC**

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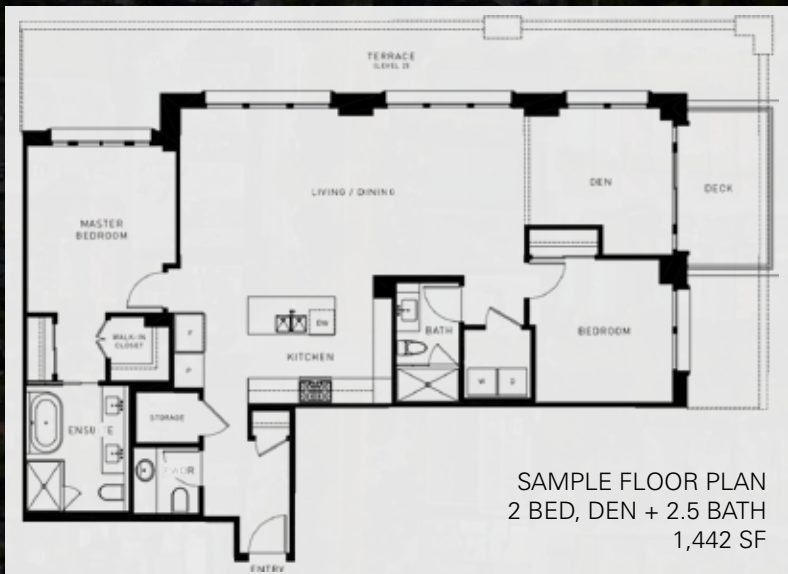
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\*Personal Real Estate Corporation

**HQ** Commercial



## ADDITIONAL INFORMATION AVAILABLE TO QUALIFIED BUYERS:

- ✓ Development permit
- ✓ Architectural drawings
- ✓ Floor plans
- ✓ Environmental reports
- ✓ Geotechnical investigation report
- ✓ Topographic plan
- ✓ Transportation review
- ✓ Services agreement with the City of Vancouver



- Permit-ready high-end luxury concrete condo project
- 4-storey building totalling 29,882 sq. ft. buildable
- 17 luxury suites plus 3,852 sq. ft commercial space at grade
- 42 parking stalls: 37 residential & 5 commercial
- Prime Kerrisdale neighbourhood only two blocks to the high-end retail district on West 41st Avenue
- Designed by renowned Rositch Hemphill Architects
- High-quality project by Bogner Development Group Ltd.
- Property held in a bare trustee — can purchase the shares of the company and save PTT

## SALIENT FACTS

<b>MUNICIPAL ADDRESS</b>	2089 W. 43rd Avenue, Vancouver	
<b>LOT SIZE</b>	99.8' x 130' (12,974 SF)	
<b>ZONING</b>	CD-1	
<b>FSR</b>	2.30	
<b>APPROVED DENSITY</b>	Residential	26,030 SF buildable
	Commercial	3,852 SF buildable
	<b>Total</b>	<b>29,882 SF buildable</b>

<b>RESIDENTIAL SUITE MIX</b>	<b>Units</b>	<b>Avg. SF</b>
Two Bedroom	4	1,133 SF
Two Bedroom + Den	8	1,411 SF
Two Bedroom + Den PH	2	1,416 SF
Three Bedroom PH	2	1,386 SF
Three Bedroom Townhouse	1	1,582 SF
<b>Total</b>	<b>17</b>	<b>23,006 SF</b>

<b>COMMERCIAL</b>	3,852 SF
<b>ASKING PRICE</b>	\$14,800,000
<b>PRICE PER BUILDABLE</b>	\$495/SF



Kerrisdale, located in the heart of Vancouver's affluent Westside, is one of Canada's most established and wealthy communities.

The subject property is located on the corner of 43rd Avenue and East Boulevard. Only two 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 Secondary, Maple Grove Park, seniors centre, bus transportation, restaurants, a branch of the Vancouver Public Library, West Main Health Unit and Kerrisdale Community Centre.

**Travel Times**  
17 minutes to Vancouver International Airport  
12 minutes to Downtown Vancouver  
11 minutes to the University of British Columbia

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