



Commercial

REDEVELOPMENT SITE

1490-1496 WEST 72ND AVENUE | VANCOUVER | BC



Exclusive Listing Agents

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Opportunity

Attention developers! This is a prime opportunity to acquire a corner, Vancouver Westside C-2 zoned development site with holding income. Currently, the property is improved with a two-storey office building.

Location

The subject property is located in Marpole on the southeast corner of Granville Street between West 72nd Avenue and South West Marine Drive in Vancouver, B.C.

Conveniently situated near shopping and retail amenities on Granville Street including a new deluxe Safeway on 70th Avenue. Major bus routes offer easy access to Richmond, YVR Airport and Downtown Vancouver.

Legal Description

PID: 014-354-829

Lot 15, Except the West 7 Feet Now Road and Part in Reference Plan 10624, Block 3, District Lot 318, Plan 1749

Site Size

5,149 square feet

Buildable

12,873 sq. ft. gross - \$233 per sq. ft. buildable

Zoning

C-2 Commercial allows for up to 2.5 FSR

Frontage

Over 50 feet along Granville Street

Over 107 feet along West 72nd Avenue

Assessed Value (2013)

Land	\$1,706,000
Improvement	\$18,500
Total	\$1,724,500

Property Tax (2013)

\$23,285.65

Rent Roll

Please contact listing agents.

Price

\$2,995,000



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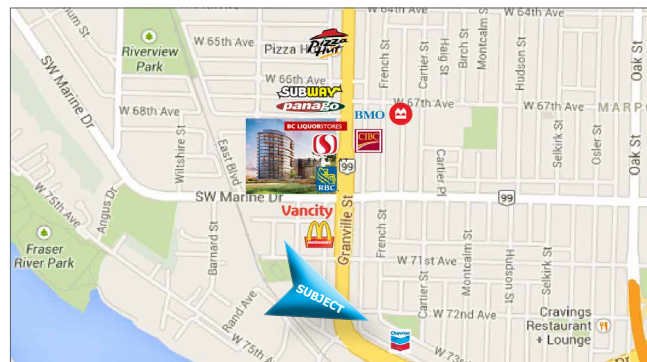
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