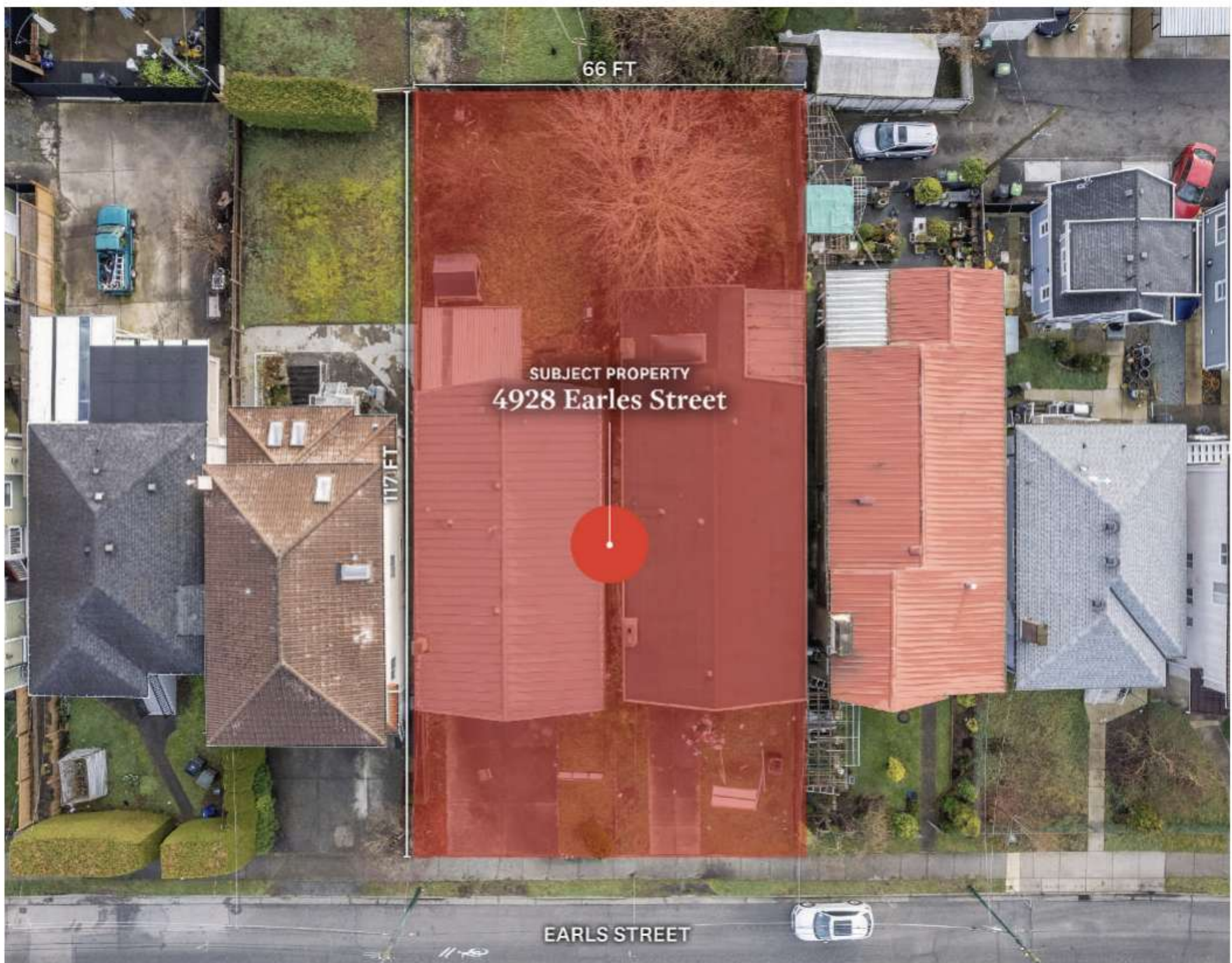


**FOR SALE**

# 4928 Earles Street, Vancouver

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DEVELOPMENT OPPORTUNITY IN NORQUAY VILLAGE, VANCOUVER



**Jason Lai**  
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**rennie**

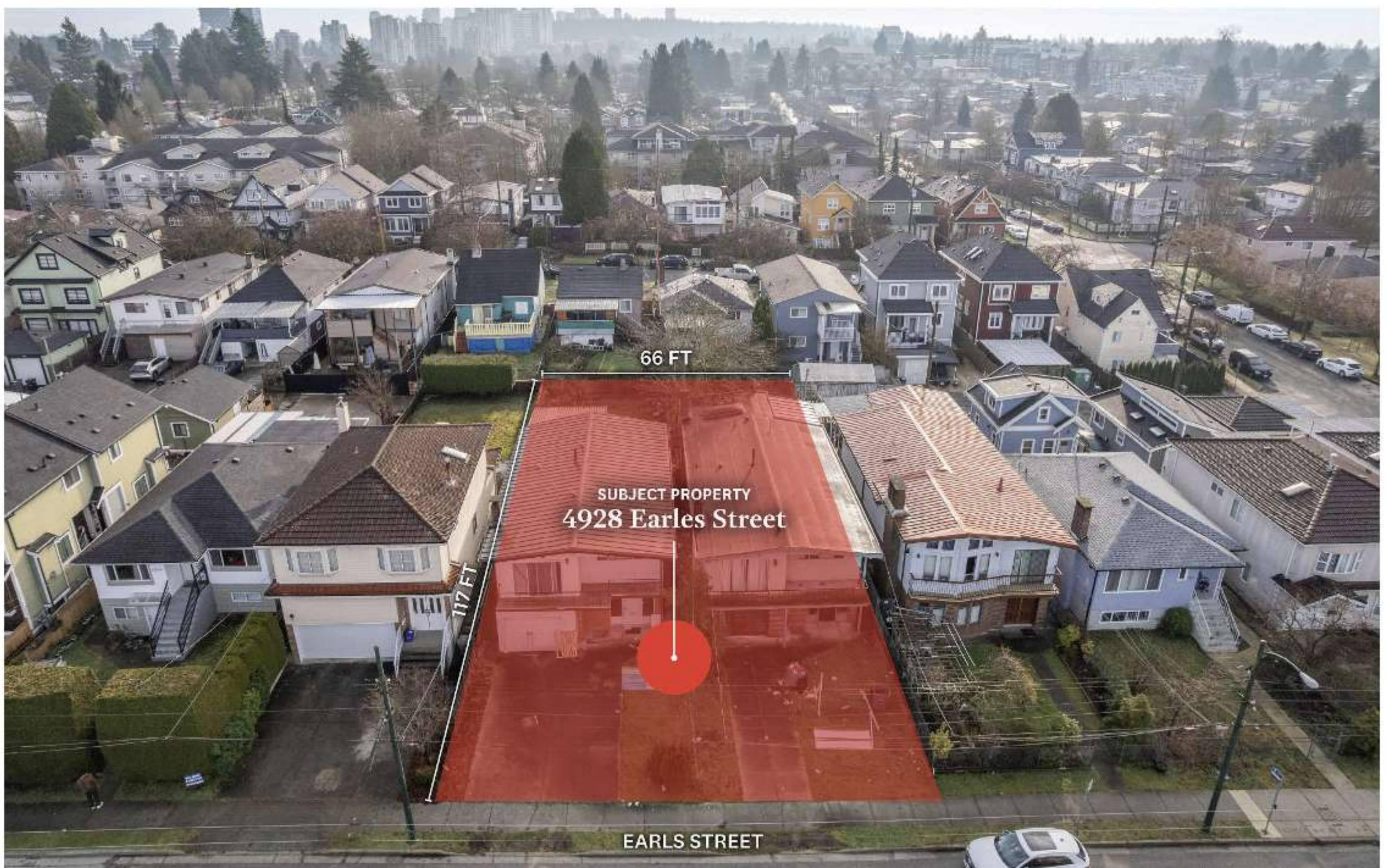
# the opportunity

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A rare opportunity to acquire a development site consisting of 2 contiguous single family homes within affluent Norquay Village in Vancouver. This offering features development approval in place for 10 efficiently designed strata-titled townhomes, including 2 lock-off unit options. Additional flexibility in development options include duplex and/or multiplex dwellings.

Situated in the heart of Renfrew Collingwood - Norquay Village, this development opportunity benefits from ease of accessibility to rapid transit, community parks, schools, and a variety of everyday amenities along the Kingsway corridor.

Norquay Village has a number of unique features. The neighbourhood benefits from excellent connectivity to the broader city and region (especially central Vancouver) via two major transportation corridors: Kingsway and the SkyTrain/BC Parkway corridor (Nanaimo and 29th Avenue SkyTrain stations are within close proximity to site).



# site profile

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## SUBJECT PROPERTY

4928 Earles Street, Vancouver

## SITE LOCATION

Located on the east side of Earles Street, north of Horley Street.

## LOT SIZE (EST.)

7,722 SF

## LOT DIMENSIONS (EST.)

Frontage: 66 feet  
Depth: 117 feet

## PROPERTY TAXES (2025)

\$13,245.70

## BC ASSESSMENT VALUE (2025)

\$1,607,000

## ZONING

RM-7(Multiple Dwelling)

## LEGAL DESCRIPTION

LOT A BLOCK 115 DISTRICT LOT 37 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP130041

## LAND USE DESIGNATION

Norquay Village - Stacked Townhouse  
• Proposed FSR: 1.2  
• Proposed Height: 4-storeys (37.7 feet)

## ASKING PRICE

\$3,990,000



# land use

## Norquay Village Neighbourhood Centre Plan 2010: Stacked Townhouse Zone

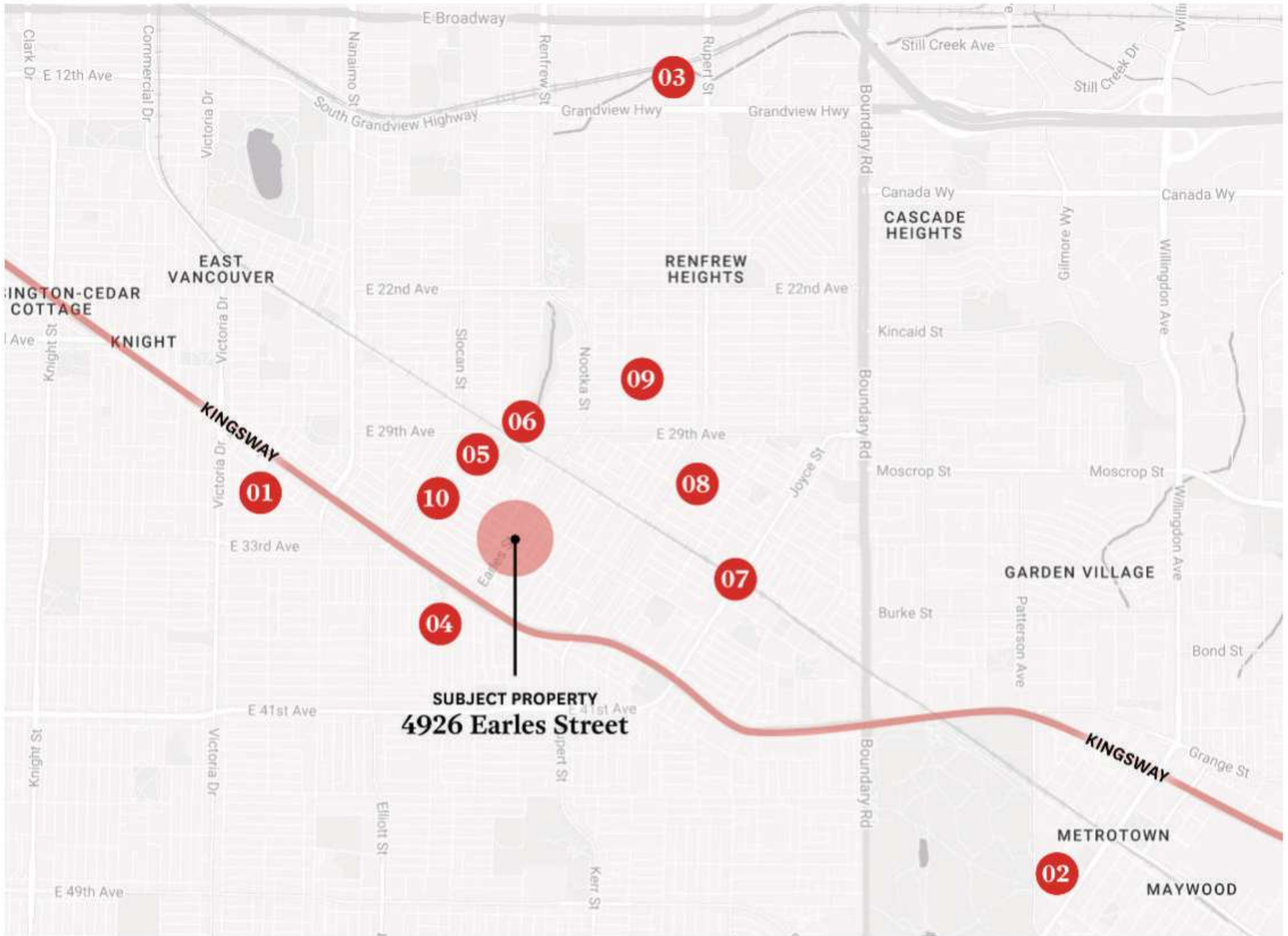


The Official Community Plan supports Stacked Townhouse development on the assembled site, enabling a low-rise, family-oriented housing form that integrates well within established residential neighbourhoods.

### Currently Proposed Development Highlights

- 10 stratified townhomes with 2 lock-off units
- Total density of 1.20 FSR (approximately 10,375 sq. ft.)
- Proposed height of 4-storeys (approximately 37.7 ft)
- Surface parking spaces from lane

# area map



## WALK SCORE

 <b>85/100 Very Walkable</b> Most errands can be accomplished on foot.	 <b>85/100 Excellent Transit</b> Convenient for most trips.	 <b>78/100 Very Bikeable</b> Biking is convenient for most trips.
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## URBAN CONVENIENCES

1. T&T Supermarket
2. Metrotown
3. Real Canadian Superstore

## COMMUNITY & TRANSIT

4. Norquay Park
5. Slocan Park
6. 29th Avenue SkyTrain Station
7. Joyce–Collingwood SkyTrain Station

## SCHOOLS

8. Sir Wilfred Grenfell Elementary School
9. Windermere Secondary School
10. John Norquay Elementary School



# site area

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