

WILLIAM | WRIGHT

Commercial Real Estate Services

4288 CAMBIE STREET
VANCOUVER, B.C
FOR SALE



- **PRIME DEVELOPMENT SITE**
- **POTENTIAL REZONE FOR 6-STORY BUILDING**
- **WALKING DISTANCE TO KING EDWARD CANADA LINE STATION**
- **HIGH EXPOSURE CORNER LOT**

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*PERSONAL REAL ESTATE CORPORATION
604.428.5255

**LOT SIZE**

+/- 10,125 SQFT

ZONING

RS 1

PID

010-872-736

PROPERTY TAXES

\$8,934.00 (2020)

FSR

2.5

LEGAL DESCRIPTION

LOT 4, BLOCK 701, PLAN VAP6539,
DISTRICT LOT 526, NEW WESTMINSTER
LAND DISTRICT

PRICE

Contact listing agents

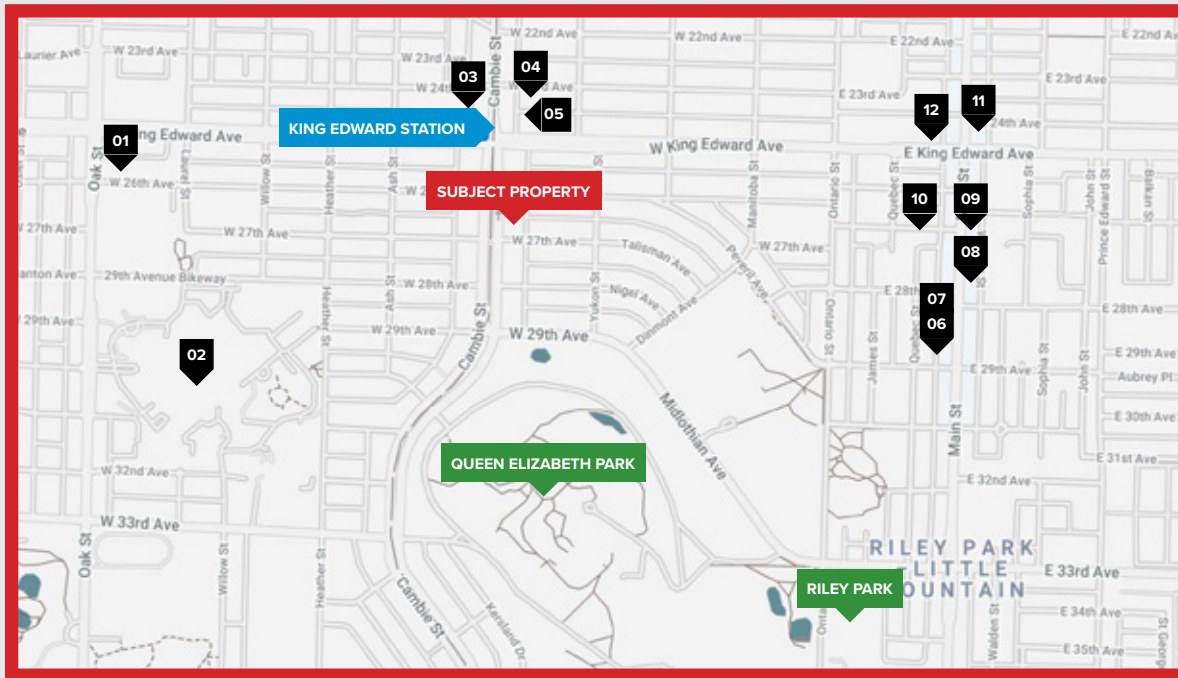
**OVERVIEW**

William Wright Commercial is proud to present this exclusive opportunity to acquire 10,125 SF (Cambie St. 67.5 F and W. 27th Ave. 150 F) North East corner lot located in Cambie Corridor Phase 3 Land Development Site, with potential of 2.5 FSR for strata or rental, buildable approximately 25,312 SF. The OCP allows for construction of up to six storey buildings for strata or rental. There are several new developments in the vicinity and a large scale development at Oakridge Centre.

The map on the left showcases the upcoming, current, and future developments in and around the Cambie Corridor.

This development site offers unparalleled access to all major bus routes as well as the much anticipated Broadway Subway Project, a short walk to King Edward Canada Line Station, with less than a 10 minute drive to Downtown and a 20 min drive to Vancouver International Airport.





TENANTS IN THE AREA

- | | |
|----------------------------------|-----------------------------------|
| 01 SAFEWAY | 07 MCDONALD'S |
| 02 BC CHILDREN'S HOSPITAL | 08 CHICKPEA |
| 03 TIM HORTONS | 09 TRAFIQ |
| 04 SUSHI TONTON | 10 VANCITY |
| 05 SCOTIABANK | 11 CAFFE ARTIGIANO |
| 06 NESTERS MARKET | 12 ZAKKUSHI DINING ON MAIN |

LOCATION

The subject property is situated in the coveted neighbourhood of the Cambie Corridor. The area has experienced rapid growth in commercial and residential development in recent years and features an excellent mix of amenities, public spaces, retail shops, restaurants and cafes. The subject property is situated minutes from downtown Vancouver and is in close proximity to Oakridge Center, Queen Elizabeth Park, Cambie Village, Children's Hospital, and so much more! This location is strategically poised for continued exceptional growth and a massive influx of new businesses and residents.

FOR MORE INFORMATION CONTACT

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