# 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

AMRITA GURAM / amrita@williamwright.ca MARK NEMISH / mark@williamwright.ca TRIDEEP CHAKRABORTY PREC\* / trideep@williamwright.ca \*PERSONAL REAL ESTATE CORPORATION

604.428.5255

### $\mathbf{W} | \mathbf{W}$

**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

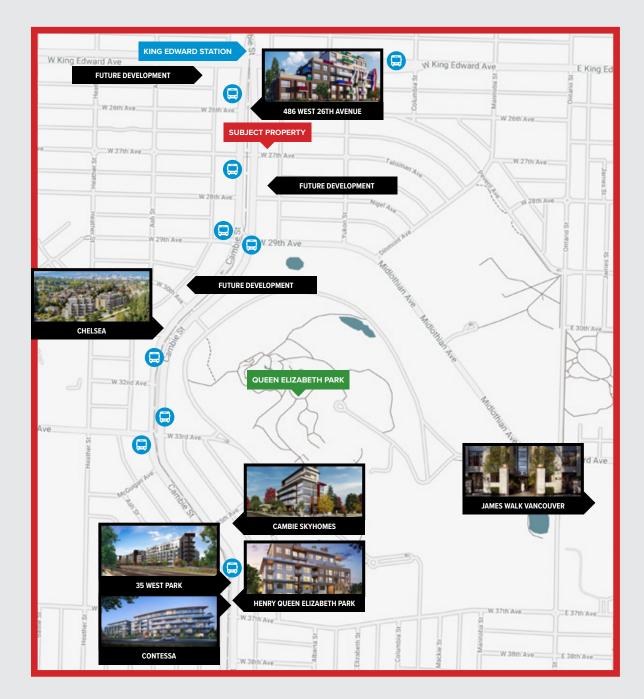




### **OVERVIEW**

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.

## $\mathbf{W} | \mathbf{W}$



### **DEVELOPMENTS IN THE AREA**

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

### **TRANSIT DETAILS**

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.





 $\mathbf{W} | \mathbf{W}$ 



### **TENANTS IN THE AREA**

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

AMRITA GURAM amrita@williamwright.ca

MARK NEMISH mark@williamwright.ca

**TRIDEEP CHAKRABORTY PREC\*** trideep@williamwright.ca

604.428.5255 \*PERSONAL REAL ESTATE CORPORATION

William Wright Commercial Real Estate Services & it's listing clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to, warranties of content, accuracy, completeness & reliability, & do not accept or assume any responsibility or liability, consequential or direct for the recipient's reliance upon the information. Any recipient / interested party should undertake their own appropriate & independent due diligence & induities as to the accuracy of the information, which is subject to errors, omissions, changes, including price, or withdrawal without notice. Sizes are approximate & based on architectural measurements. William Wright Commercial Real Estate Services and it's listing clients exclude unequivocally all inferred or implied terms, conditions & warranties arising out of this document and exclude all liability for loss & / or damages arising there from. This publication is the copyrighted property of William Wright Commercial Real Estate Services & it's listing client. © 2021. All rights reserved. E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services Inc. #430-605 Robson Street, Vancouver T 604.428.5255 | F 604.428.5254 williamwright.ca