

FOR SALE

6637, 6663 & 6687 ASH STREET, VANCOUVER, B.C.

20-STOREY DEVELOPMENT SITE STEPS FROM LANGARA-49TH STATION



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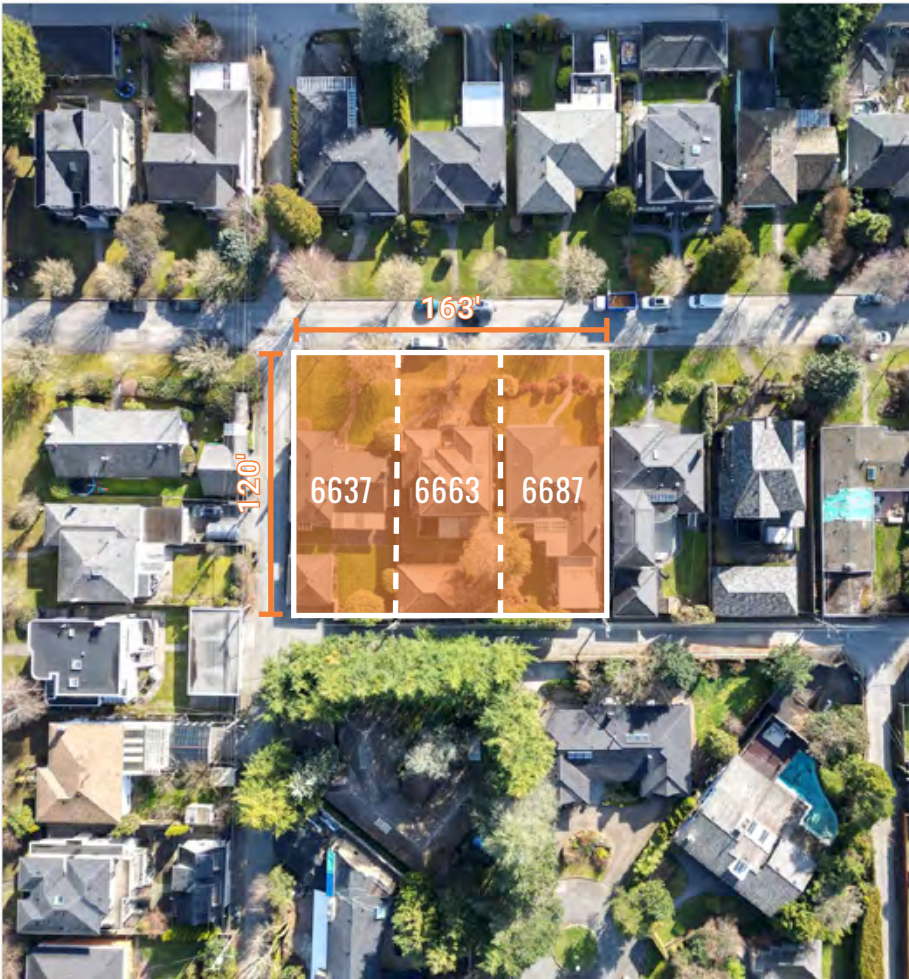
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Marcus & Millichap

Sutton

OPPORTUNITY

Marcus & Millichap and Sutton West Coast Realty are pleased to present the opportunity to purchase a 20-storey tower site in Vancouver’s rapidly developing Oakridge neighbourhood, located just a 5-minute walk away from Langara-49th Station. 6637, 6663 & 6687 Ash Street (“The Subject Properties”) boast proximity to Langara College, Langara Golf Course and a range of rapid transit stops including access to the 17 and 49 bus stops. In addition, the Subject Properties provide direct egress to major arterial roads including Cambie Street, Oak Street, and SW Marine Drive that merge into Highway 99 in Richmond, a 10-minute drive away.

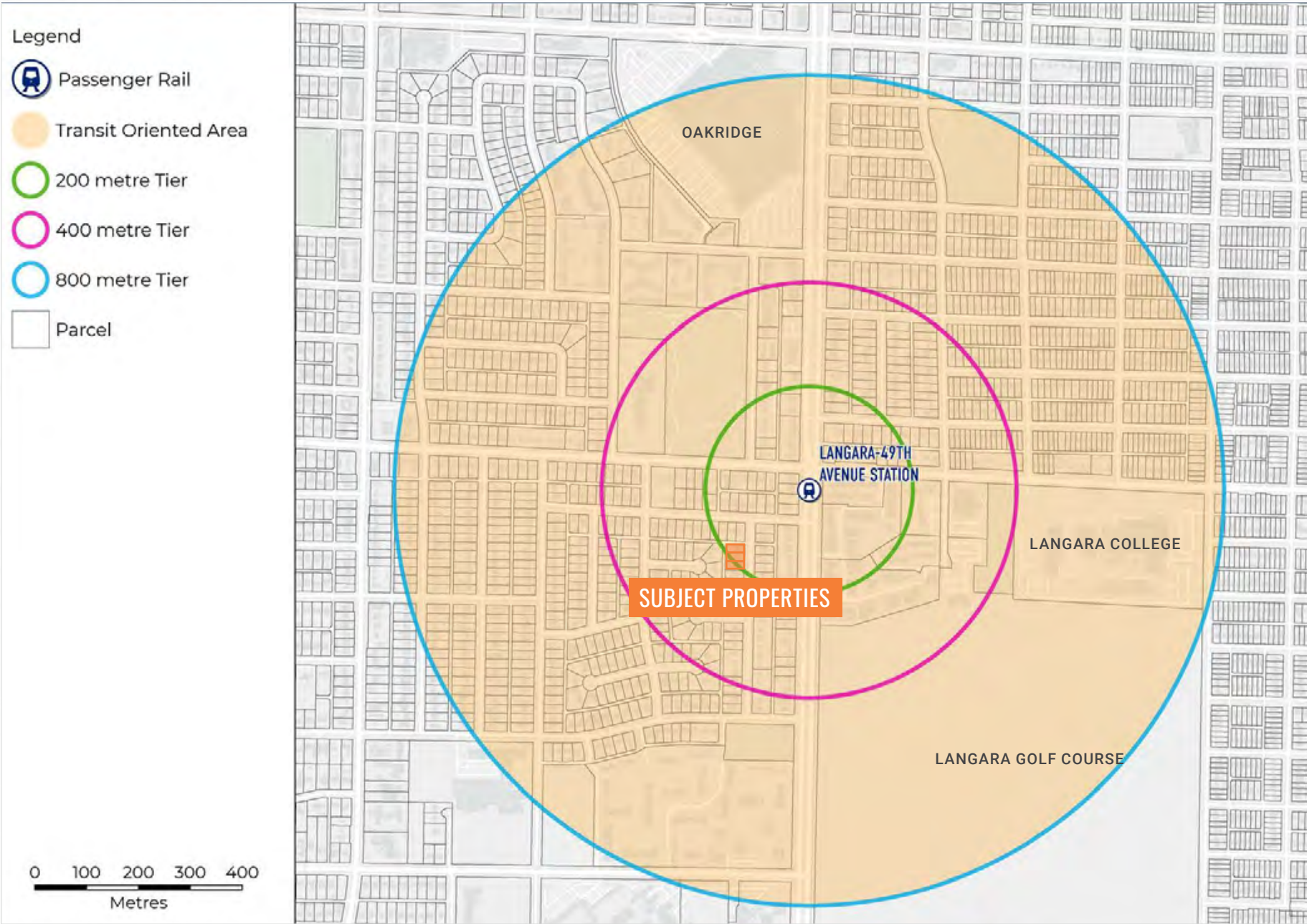


SALIENT DETAILS

Addresses:	6637, 6663 & 6687 Ash Street, Vancouver, B.C.	
PIDs:	009-527-478, 006-556-868, 009-527-451	
Zoning:	R1-1 (Residential Inclusive Zone)	
Lot Size*:	6637: 6,651 SF 6663: 6,453 SF 6687: 6,453 SF Total: ~19,557 SF	
Potential Built Form*:	20-Storeys: 80% Market Rental and 20% Below Market Rental OR 80% Market Strata and 20% Social Housing	
Assumed Potential FSR*:	5.5 FSR	
Potential Density*:	~107,563	
Dimensions*:	6637 – Width: 55' Depth: 120'	6663 – Width: 54' Depth: 120'
	6687 – Width: 54' Depth: 120'	

*Purchaser to verify.

TRANSIT-ORIENTED DEVELOPMENT POLICY MAP

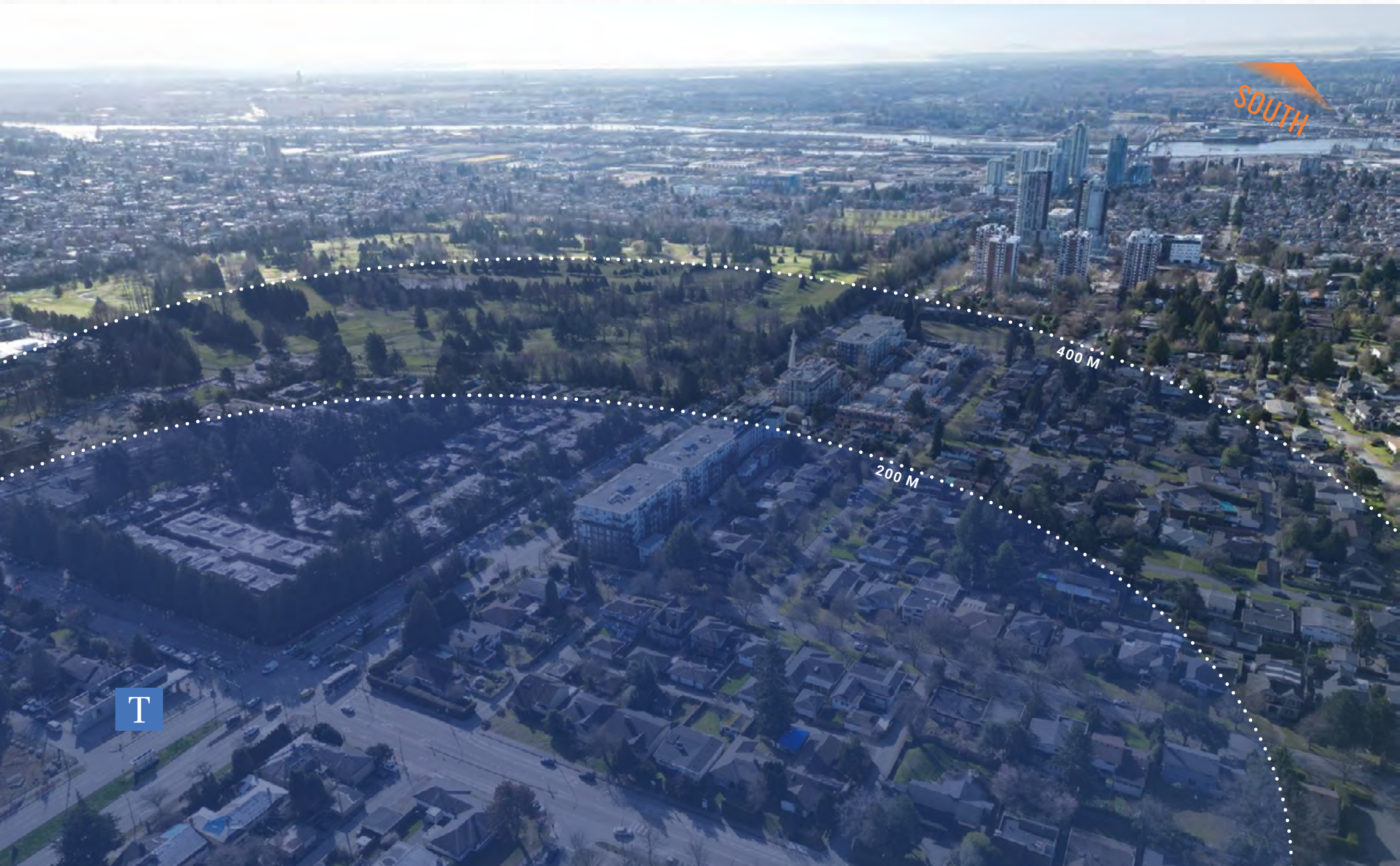


Map provided by the Government of British Columbia.

POTENTIAL VIEWS FROM 20TH STOREY (FOR VISUALIZATION ONLY)




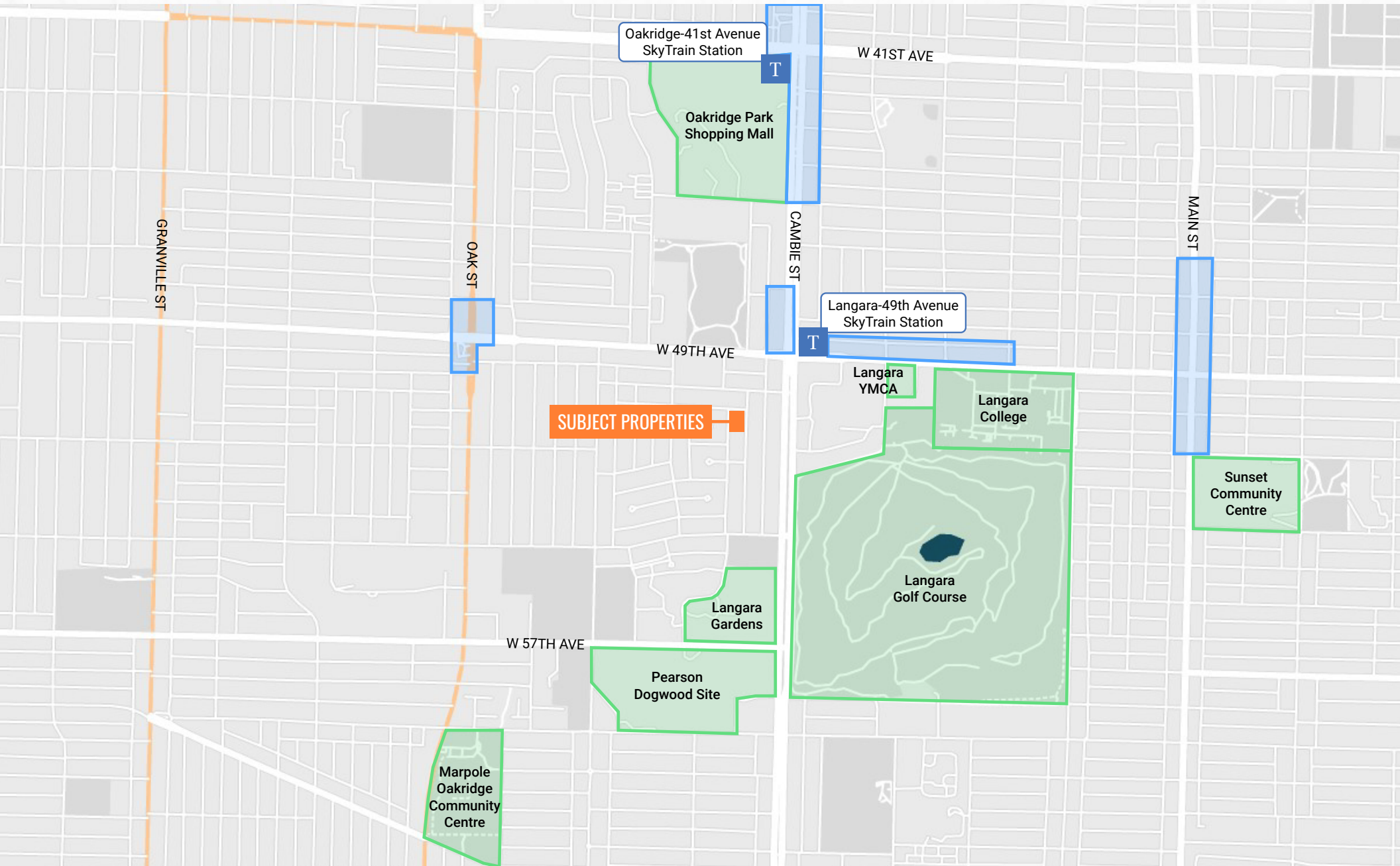
SURROUNDING DEVELOPMENT POTENTIAL



*Measurements are an approximation and for visualization only. Purchaser to verify measurements.

SURROUNDING AMENITIES


 = Retail Node



SURROUNDING AREA & ACCESSIBILITY

- T Canada Line SkyTrain
- T Millenium Line SkyTrain
- T Expo Line SkyTrain






TRANSIT SCORE

75

EXCELLENT TRANSIT



BIKE SCORE

79

VERY BIKEABLE

6637, 6663 & 6687 ASH STREET

VANCOUVER, B.C.

For more details, please contact listing agents:

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