



FOR SALE | Development Site

5680 Ebbitide Street, Sechelt, BC

NAI Commercial

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Opportunity

To acquire a 17,684 SF development site that had achieved DP and BP status to build 28 rental units and a gross buildable area of 30,292 SF. The BP would need to be reactivated.

Summary of Salient Facts

Address:	5680 Ebbitide Street, Sechelt, BC	
Legal Description:	Parcel C, Plan VAP15854, District Lot 304, Group 1, New Westminster Land District, (Being A Consolidation Of Lots 26 & 27, See CA1928262) PID: 028-525-647	
Gross Taxes:	\$2,859.96 (2024)	
Assessed Value:	\$456,000 (2024)	
Lot Area:	17,684.08 SF (approx. 97' x 180')	
Approved Density:	1.70 FAR or 30,292 SF	
Unit Mix:	Two-Bedroom	14
	One-Bedroom	10
	Studio	4
	Total	28
Asking Price:	\$1,500,000	

Location

This property is located on the northside of Ebbitide just west of Wharf Ave in downtown Sechelt in the Sunshine Coast. Sechelt, BC is a beautiful coastal city that is easily accessible by ferry from West Vancouver to Langdale, then a 30 minute drive up the coast. It is a popular choice for retirees, families and vacation property owners. It has an estimated population of 11,244 as of 2024 with an annual growth of approximately 1.21%. The area has a median age of 57.6 years, reflective of its significant proportion of older residents and retirees. The current residential vacancy rate is between 3-4%.

Zoning and Development

Existing zoning: RM-1, Residential Multiple One Zone

Designated Land Use: Multifamily Mixed Residential – Allows apartments 3-4 storeys and up to 6 storeys, townhouses or other ground-oriented forms.

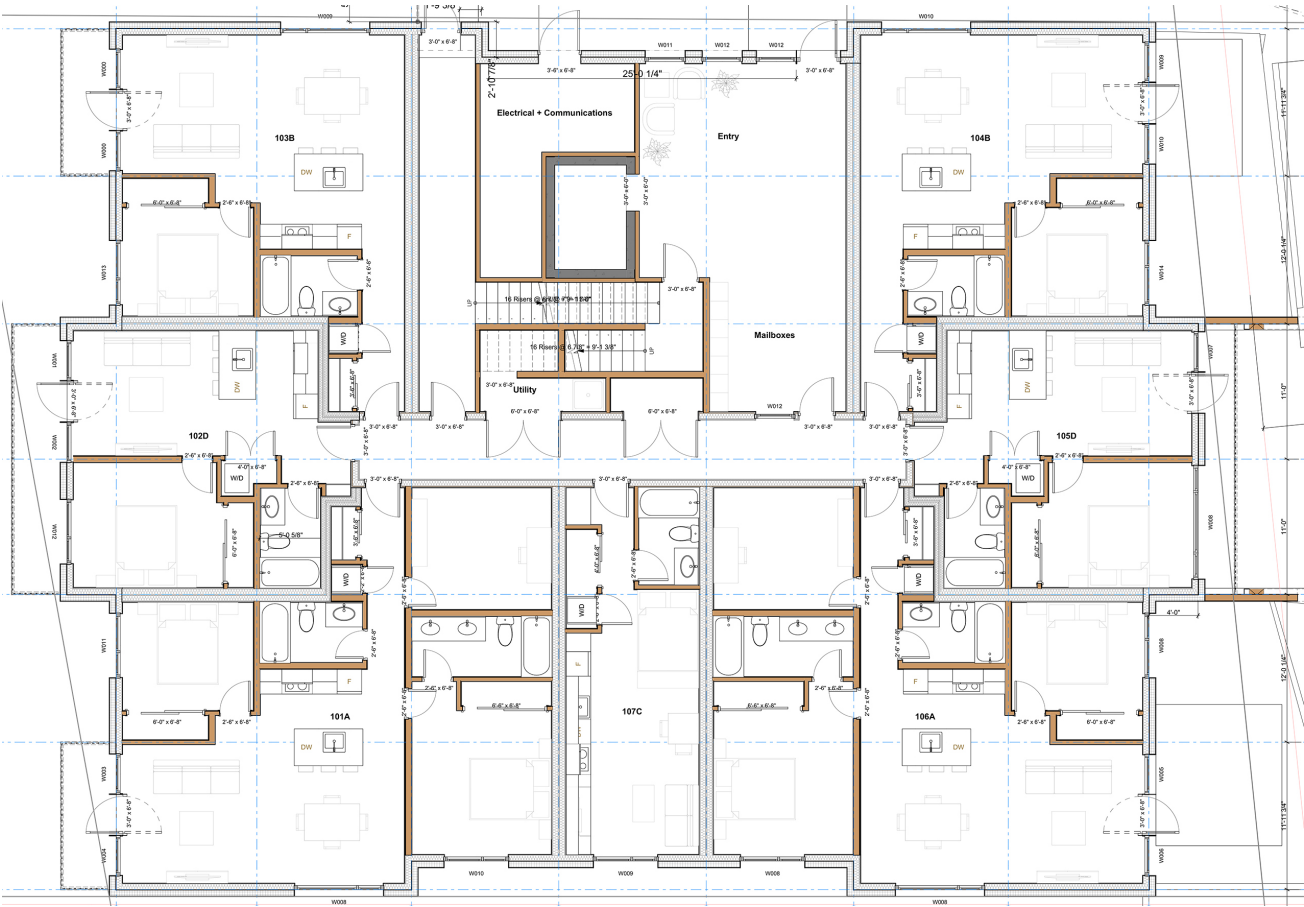
Max FAR: 1.4 for strata and 2.8 for rental

Features

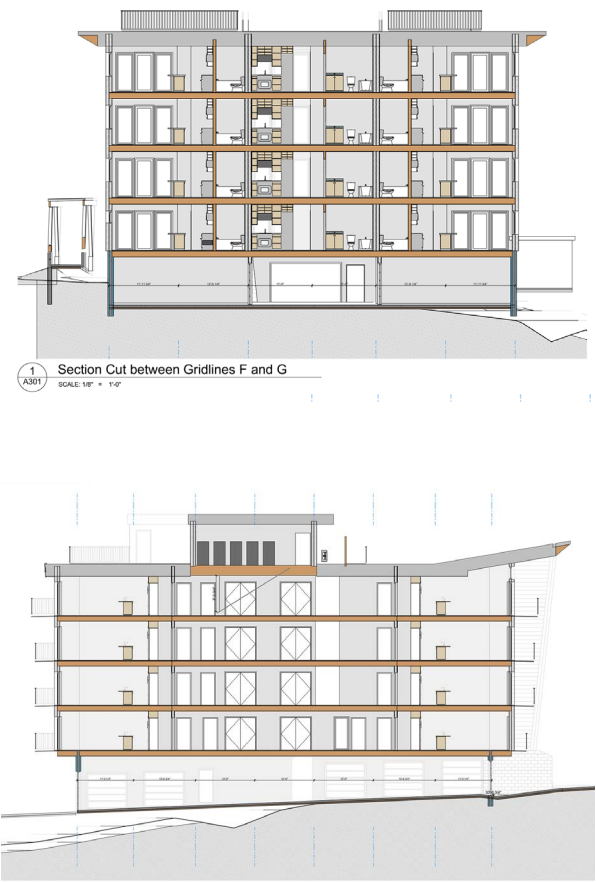
- ▶ 12 underground parking stalls
- ▶ Secure bike parking
- ▶ Roof top patio and community garden
- ▶ Bike room / workshop
- ▶ Most units have patio or balcony
- ▶ Views of Sechelt Inlet
- ▶ Ground floor units have private yard space

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Proposed Main Level Floor Plan

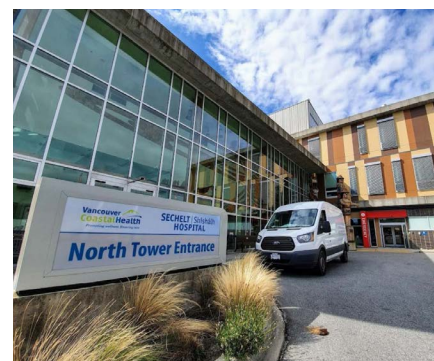
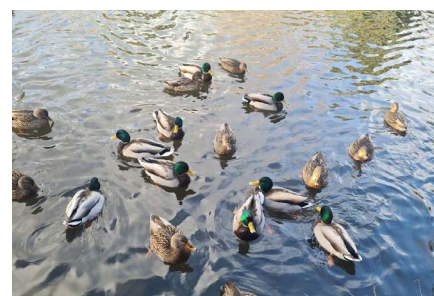


Section Cut





NEARBY FACILITIES



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