

OPPORTUNITY

To acquire a high exposure mixed-use redevelopment property.

REDEVELOPMENT POTENTIAL

The surrounding area has been designated as an Urban Village, as outlined by the Royal Oak OCP. Urban Villages are designed to accommodate multifamily developments, with convenient access to public transportation, commercial facilities and services.

Based on a 9,288 SF site at a 2.2 FSR (Floor Space Ratio), the total buildable is 20,434 SF with a maximum height of 4 storeys.



Sam Emam*

MULTI-FAMILY INVESTMENTS
AND DEVELOPMENT SITES

LOCATION

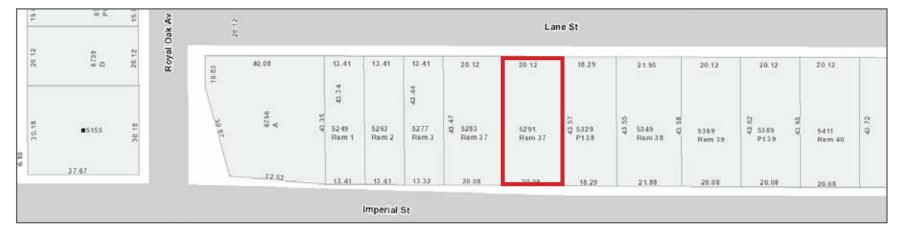
The property is strategically located on Imperial Street, half a block east of Royal Oak Avenue. Restaurants, retail stores, parks, and Bonsor Recreation Complex are all just minutes away, and nearby Skytrain provides convenient access to areas in and throughout the Lower Mainland.

PROPERTY HIGHLIGHTS

- 5,200 SF warehouse and office building
- 15' ceiling height clearance
- 3 minute walk to Royal Oak Skytrain Station
- 9 minutes walk to Metrotown Shopping Centre

PROPERTY SUMMARY

Building Size	Office Warehouse	1,000 SF 4,200 SF
	Total	5,200 SF
Lot Size	Approx. 65.8' x 143'	
	(9,409 SF/0.216 acres)	
Zoning	M4	
PID	003-007-413	
Legal Description	Lot 37 Plan NWP720 Part1 E District Lot 94 Land District 1 Land District 36 EXC S 10' & PCL'E'(REF PL33213)	
Property Tax (2016)	\$22,689.51	
Price	\$3,200,000	



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