

**NORTH VANCOUVER INVESTMENT/DEVELOPMENT OPPORTUNITY**



- ✓ Approximately 22,150sf of developable land
- ✓ OCP low-rise apartment designation
- ✓ Prime North Shore location

For more information, please contact:

**LONDON PACIFIC**

PROPERTY AGENTS

206-3815 Sunset Street  
Burnaby, BC V5G1T4  
Canada

**Keath Williams**

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E & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

# INVESTMENT/DEVELOPMENT OPPORTUNITY

Oxford Street North Vancouver, BC

**LONDONPACIFIC**  
REDEFINING LAND

## Location

The subject site: **1552 & 1568 Oxford Street North Vancouver, BC**, is located just west of the Second Narrows Bridge onramp. This development opportunity boasts easy access to the Number 1 Highway & nearby amenities such as grocery stores and strip malls. The site is located directly across from the Phibbs Exchange transit station offering the future development the ability to boast a Transit Oriented Development (TOD) theme as a driving benefit for the approval process and end users.

## Development Opportunity

**OFFERING FOR SALE** -This offering totals 22,150 square feet of gross developable land within the Lower Lynn Community Plan. It includes two lots located in the middle of approximately 2 acres (12 lots) of developable land with further assembly potential currently zoned RS4 single family. The successful applicant can apply to re-zone this site for multifamily use in accordance with The District of North Vancouver's new Official Community Plan.

## OCP Designation

Low Density Apartment

## F.A.R

1.75 F.A.R

## Gross Site Area

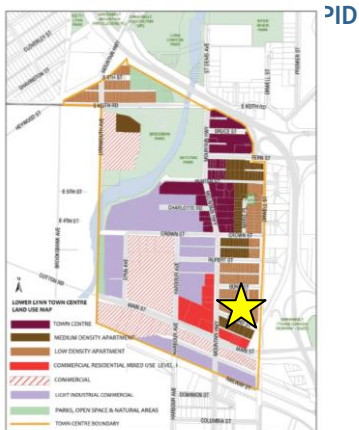
22,152 Sq Ft

## Approx. Gross Buildable Area

38,766 Sq Ft

## Parcels Assembled

2 parcels with further assembly potential



1552 Oxford Street North Vancouver, BC

- PL 1340 LT 28 BLK 42 DL 204 LD 36 Group 1, AMD.
- 014-742-349
- 10,523 SQFT

1568 Oxford Street North Vancouver, BC

- PL 1340 LT 26 BLK 42 DL 204 LD 36 Group 1, AMD (287530L).
- 004-588-363
- 11,629 SQFT

PRICE: \$4,760,000.00 (\$122.79 Buildable)

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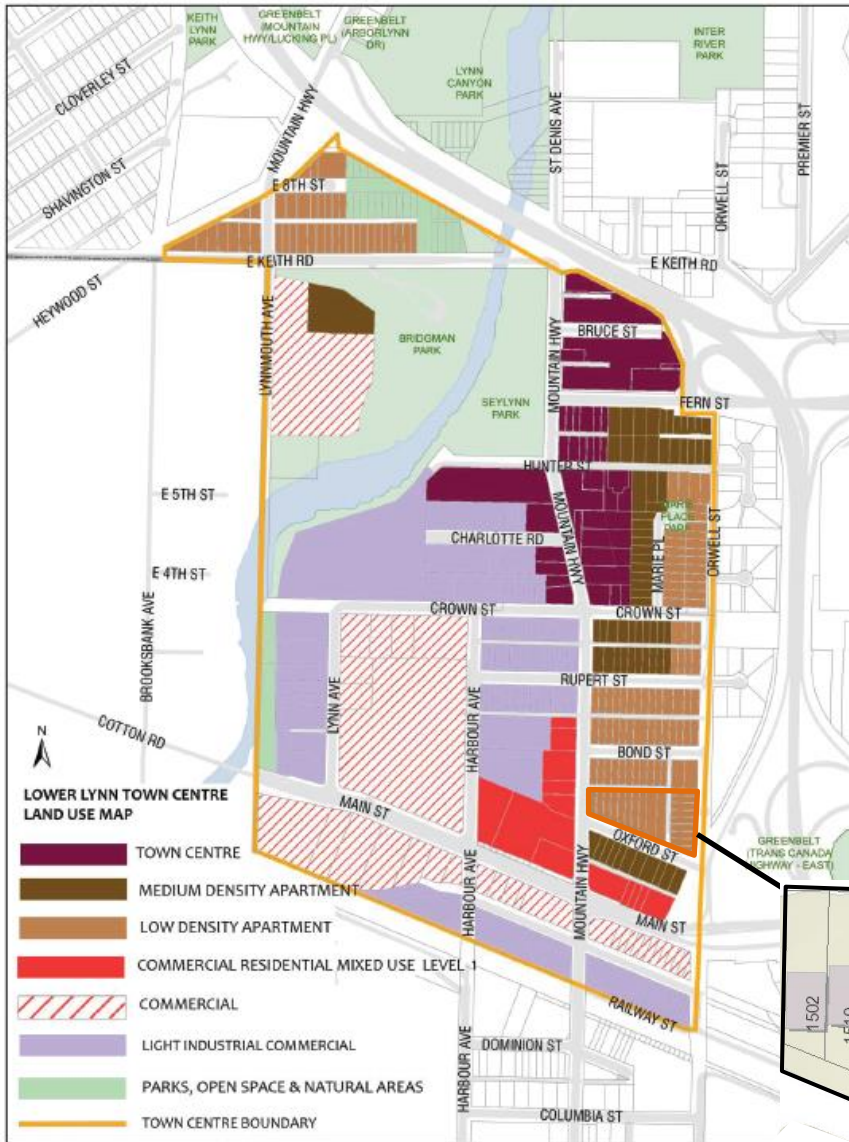
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← - - - Further Assembly Potential - - - →



Figure 2. Lower Lynn Land Use Map

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