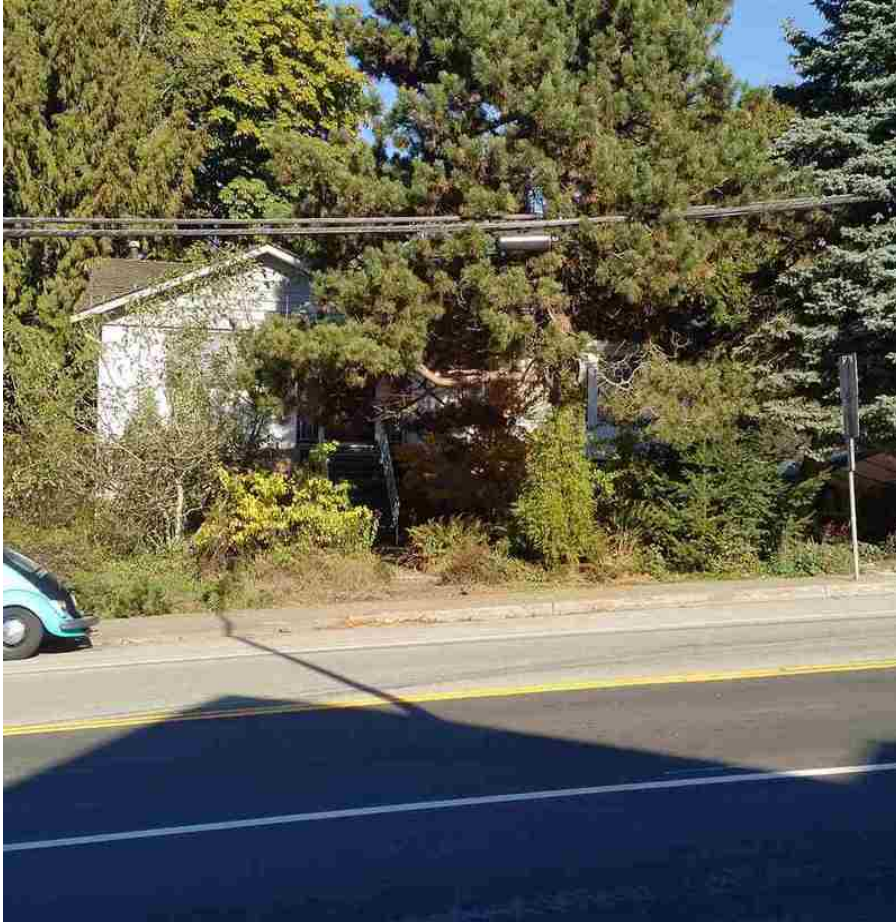


11185 72 Avenue, Delta

\$1,500,000



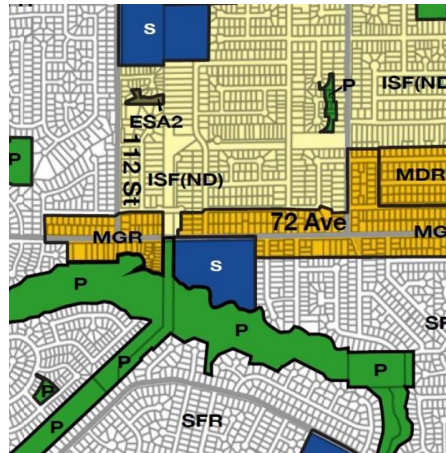
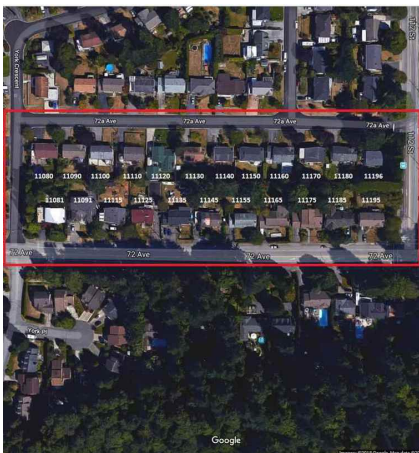
POTENTIAL LAND ASSEMBLY | 11081 to 11195 72 Ave and 11080 to 11180 72A Ave. The current OCP designates this area as "Medium Density Ground-Oriented Residential", up to 1.2 FSR & intended for multiple family residential. Build up to 6 townhomes per 8520 SF lot, 30 units per acre. Great investment property with long term value for developers & investors. The 2974 SF home is very well maintained, kitchen renovated 2006 & a potential in-law-suite in the basement. Please check with the City for details. Click on Virtual Tour to view Delta Development info. DO NOT WALK ON PROPERTY.

KEY INFORMATION

MLS® R2319882
Residential Detached
Nordel
5 Bedrooms
2 Bathrooms
2,974 SF
8,520 SF Lot

FEATURES

Year Built: 1967
Listed By: Amex Broadway West Realty



density:
maximum 30 units per hectare (12 units per acre). Where permitted, six sites are in addition to this figure.

height:
maximum 2.5 storeys*

* inserting into Section 1.9.2 Land Use Designations for the following the Medium Density Ground-Oriented Residential (MGR) as follows:

Medium Density Ground-Oriented Residential – North Delta (MGR) this designation is intended for townhouse, rowhouse and other forms of multiple family residential. In order to achieve density objectives in these areas, multiple family and duplex dwellings are not permitted. The majority of dwelling units must have a direct connection between the front entry and the ground.

density:
maximum 1.2 floor space ratio and no more than 76 units per hectare (30 units per acre)

height:
maximum 3 storeys*

* inserting into Section 1.9.2 Land Use Designations for the following the Medium Density Residential (MDR) designation, the following: