

# 1949 St. Georges Avenue, North Vancouver

\$5,775,000



Boutique development site opportunity. Residential Level 5 Medium Density in the OCP! Potential to build a mid rise multi-family rental building with a mix of unit sizes.. FSR of 1.6 plus a maximum increase of 1.0 for a total of 2.6 FSR considered if public benefits are provided as per Section 2.2 of the OCP. Include 2 rental units at 10% below market and/or a private daycare. Build, hold and manage or build and sell a fully tenanted. A very popular asset to own! Great area, only 1 block to Lonsdale. Centrally located, super convenient to stores, public transportation and schools. No need for cars here! No sign at sellers request.

## KEY INFORMATION

MLS® R2583391

Residential Detached

Central Lonsdale

6 Bedrooms

4 Bathrooms

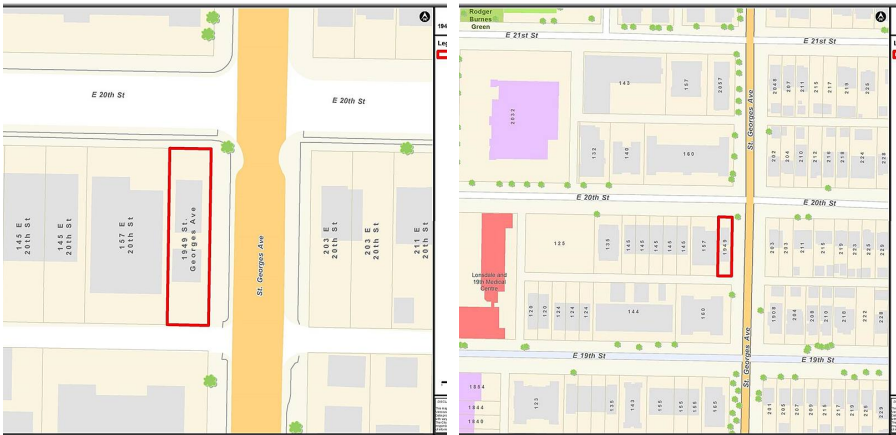
2,786 SF

4,564 SF Lot

## FEATURES

Year Built: 1981

Listed By: Dexter Realty



RESIDENTIAL LEVEL 5A	Medium Density	Purpose	Max Density
RESIDENTIAL LEVEL 5B <td>Medium Density</td> <td>Purpose: To provide a range of housing types and sizes to meet the demand for medium density housing, with a focus on providing affordable housing. Form: Townhouses, rowhouses, attached townhouses, duplexes, triplexes, fourplexes.</td> <td>Max Density: 1.6 FSR</td>	Medium Density	Purpose: To provide a range of housing types and sizes to meet the demand for medium density housing, with a focus on providing affordable housing. Form: Townhouses, rowhouses, attached townhouses, duplexes, triplexes, fourplexes.	Max Density: 1.6 FSR
RESIDENTIAL LEVEL 5C <td>Medium Density</td> <td>Purpose: To provide a range of housing types and sizes to meet the demand for medium density housing, with a focus on providing affordable housing. Form: Townhouses, rowhouses, attached townhouses, duplexes, triplexes, fourplexes.</td> <td>Max Density: 1.6 FSR</td>	Medium Density	Purpose: To provide a range of housing types and sizes to meet the demand for medium density housing, with a focus on providing affordable housing. Form: Townhouses, rowhouses, attached townhouses, duplexes, triplexes, fourplexes.	Max Density: 1.6 FSR
RESIDENTIAL LEVEL 5D <td>Medium Density</td> <td>Purpose: To provide quality multi-family housing with a focus on providing affordable housing. Form: Mid-rise apartment buildings, townhouses, rowhouses, apartment buildings.</td> <td>Max Density: 2.0 FSR</td>	Medium Density	Purpose: To provide quality multi-family housing with a focus on providing affordable housing. Form: Mid-rise apartment buildings, townhouses, rowhouses, apartment buildings.	Max Density: 2.0 FSR
RESIDENTIAL LEVEL 5E <td>High Density</td> <td>Purpose: To provide high density multi-family housing with a focus on providing affordable housing. Form: Mid-rise apartment buildings, townhouses, rowhouses, apartment buildings.</td> <td>Max Density: 3.0 FSR</td>	High Density	Purpose: To provide high density multi-family housing with a focus on providing affordable housing. Form: Mid-rise apartment buildings, townhouses, rowhouses, apartment buildings.	Max Density: 3.0 FSR



Concept  
- 5 Floors  
- 14 units  
- Avg Size 668 SF

