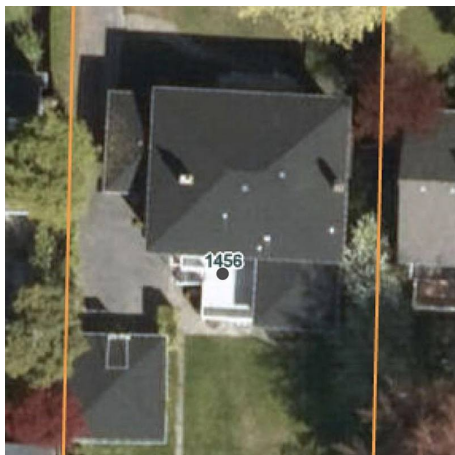


# 1456 W 45th Avenue, Vancouver

\$4,500,000



Are you looking to build your dream home or looking for an opportunity to re-development on this 62.50 x 122.72 7670 Sqft RS-1 zoning lot in South Granville? 1456 W 45th Avenue is ready for you with a stratified 4-unit development plan in place. Development plan roughly consists of Unit A being 1927.42 SF, Unit B 1490.78 SF, Unit C 1649.97 SF and Unit D with 1414.47 SF. This is a great opportunity for rentals or for small families to live in. Location is conveniently located near Oakridge Mall, Langara Golf Course, Langara Campus, Marine Gateway and Highway 99. Also close to Richmond, Downtown and the Canada line. Don't miss this great opportunity! Call for more information!

## KEY INFORMATION

MLS® R2602429

Residential Detached

South Granville

6 Bedrooms

3 Bathrooms

3,468 SF

7,670 SF Lot

## FEATURES

Year Built: 1931

Listed By: Oakwyn Realty Ltd.

**rennie**