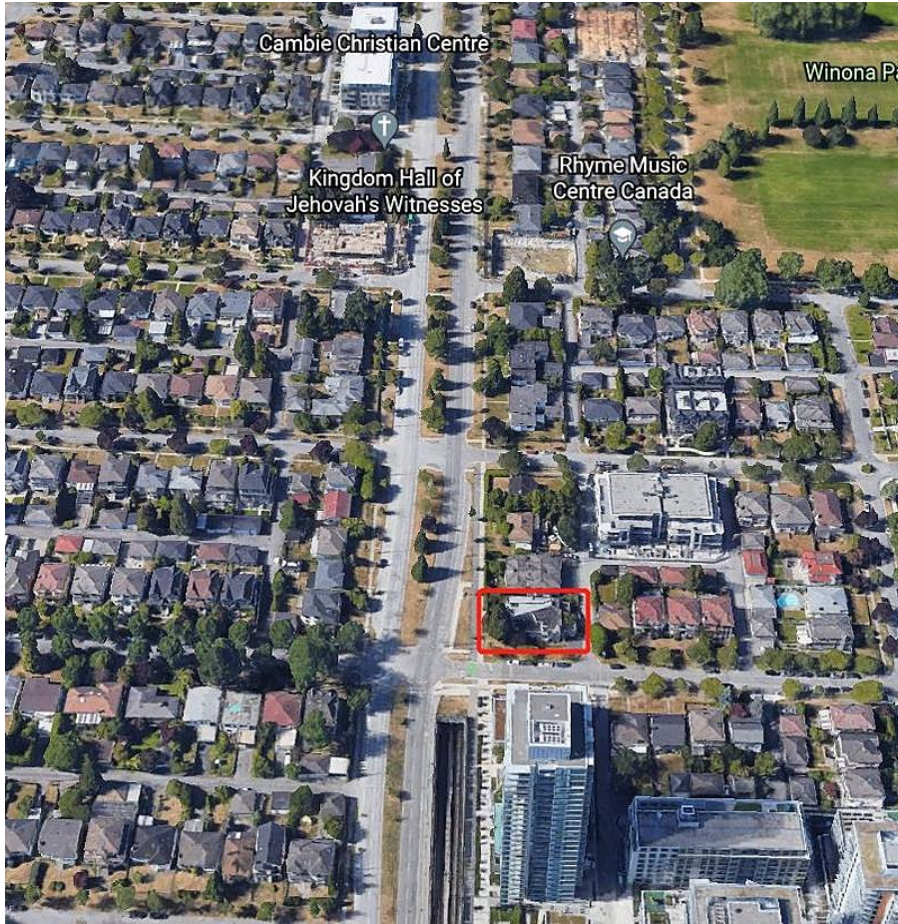


# 7972 Cambie Street, Vancouver

\$3,999,900



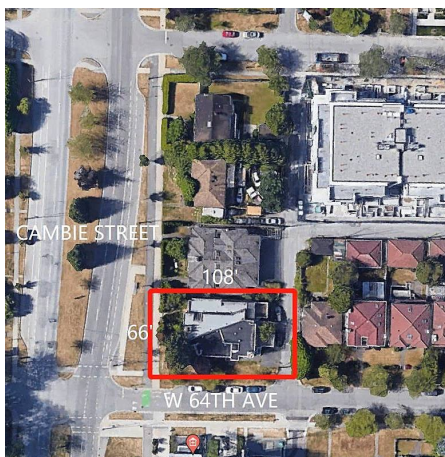
Developers, Investors Alert! Development Site Current Zoning FSR 3.0 with lots of future potentials. Cambie Corridor plan allows up to 6 Story Redevelopment. Rare to Find Corner lot! Fully Renovated 4 years ago. Great property for Investor to Live in and Hold for future developments. Location is excellent close to Marine Drive Shopping Area, Banks, Restaurants, Cinema, Winners, major Developments and facilities to the North and South, Langara Golf Course, Langara College, etc.

## KEY INFORMATION

MLS® R2645444  
 Residential Attached  
 Marpole  
 5 Bedrooms  
 3 Bathrooms  
 2,114 SF  
 7,128 SF Lot

## FEATURES

Year Built: 1986  
 Listed By: Luxmore Realty



Cambie Street: 59th-64th Avenue

FSR 2.5 - 3.0 FSR\* depending on use zones

Development proposals will be allowed up to 6 storeys

Development proposals with active commercial at grade up to 6 storeys and 2.5 - 3.0 FSR

Development proposals, upper floors will be stepped back

Development proposals include front doors onto the street and enhance the adjacent lane by uses on the rear

Development proposals will include required public realm, e.g., street trees, landscaped setbacks, in accordance with the Cambie Corridor Public Realm Plan

Development proposals conform to the Urban Form Guidelines (Chapter 5) for more

