

# 657 W 71st Avenue, Vancouver

\$3,200,000



Attention all developers and investors looking for a Land Assembly, on offer is this prime location in the heart of the Marpole community. Zoned for a 2.5 FSR 6 story building, once built units would have fantastic Fraser River water views. This developing community is just a short walk from Marine Gateway Skytrain station, Cineplex, T&T Supermarket, and more. This one is hot! Choice of use permitted at grade which may include retail, service, cultural and institutional, live-work or residential. 5 lots each approximately 33 x 117' 641-659 W 71st Ave Total approximate site size 19,305 sq' Buildable area 48,275 sqft approximate Book appt prior to showing Do not disturb Tenants and Owners Assemblies like this are limited and in demand, don't delay!

## KEY INFORMATION

MLS® R2656995

Residential Detached

Marpole

0 Bedrooms

0 Bathrooms

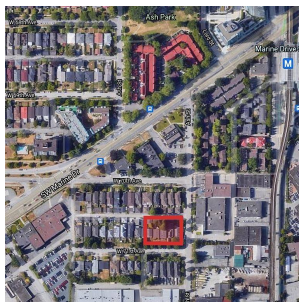
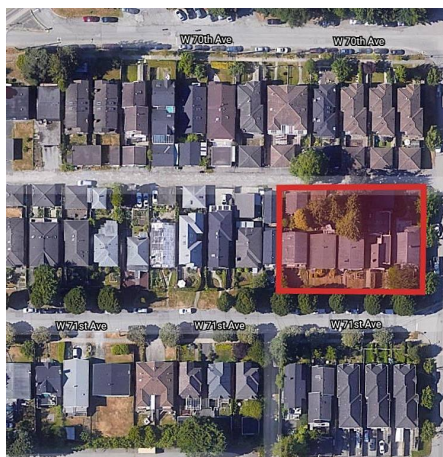
1,800 SF

3,861 SF Lot

## FEATURES

Year Built: 1970

Listed By: eXp Realty



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