

# 2236 W 16th Avenue, Vancouver

\$3,288,000



Premium 50.02 x 150 (7,503 sq.ft) flat lot in highly desirable Arbutus. Located in one of Vancouver's best neighbourhoods, this large, south facing backyard, rectangular lot with lane access is full of potential. Existing house is liveable: new kitchen and bathroom on main floor and basement suite, single car garage and carport with lane access. Great opportunity for families and investors and anyone looking to renovate and rent out while waiting for permits. Unbeatable location, steps to transit, shopping, top schools, redeveloped Arbutus Shopping Centre and much more. Come & see this truly special & rare opportunity! Private Showings By Appointment.

## KEY INFORMATION

MLS® R2671747

Residential Detached

Arbutus

5 Bedrooms

2 Bathrooms

2,246 SF

7,503 SF Lot

## FEATURES

Year Built: 1944

Listed By: rennie & associates realty ltd.



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