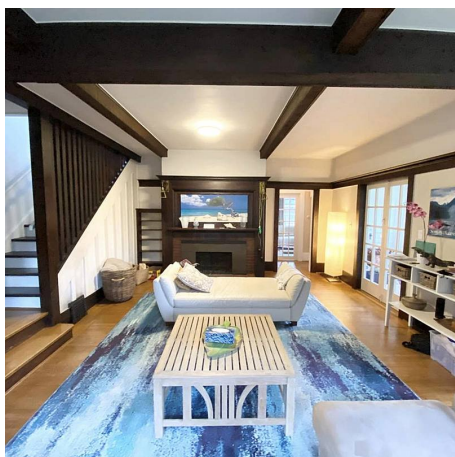


# 2403 W 37th Avenue, Vancouver

\$4,500,000



This is calling out to developers who are interested in a lovely boutique 4 unit townhouse project. 4 units also means NO Developers Disclosure is required. This is a perfect (almost ready to go MCD dev't) development project in the heart of Kerrisdale. Plans approved with DP issued (with a few prior to's) to redevelop into 4 strata units (3 in the main house + Coach), with approx. 6958 sf (85% FSR achieved) buildable. A dev't that takes the uncertainty in negotiating with the City out of the way.... This is rarely available. Walking distance to public transport, Kerrisdale shopping/ business district (W41st), Pt Grey High School +

## KEY INFORMATION

MLS® R2674705

Residential Detached

Quilchena

3 Bedrooms

2 Bathrooms

2,741 SF

8,256 SF Lot

## FEATURES

Year Built: 1914

Listed By: Macdonald Realty