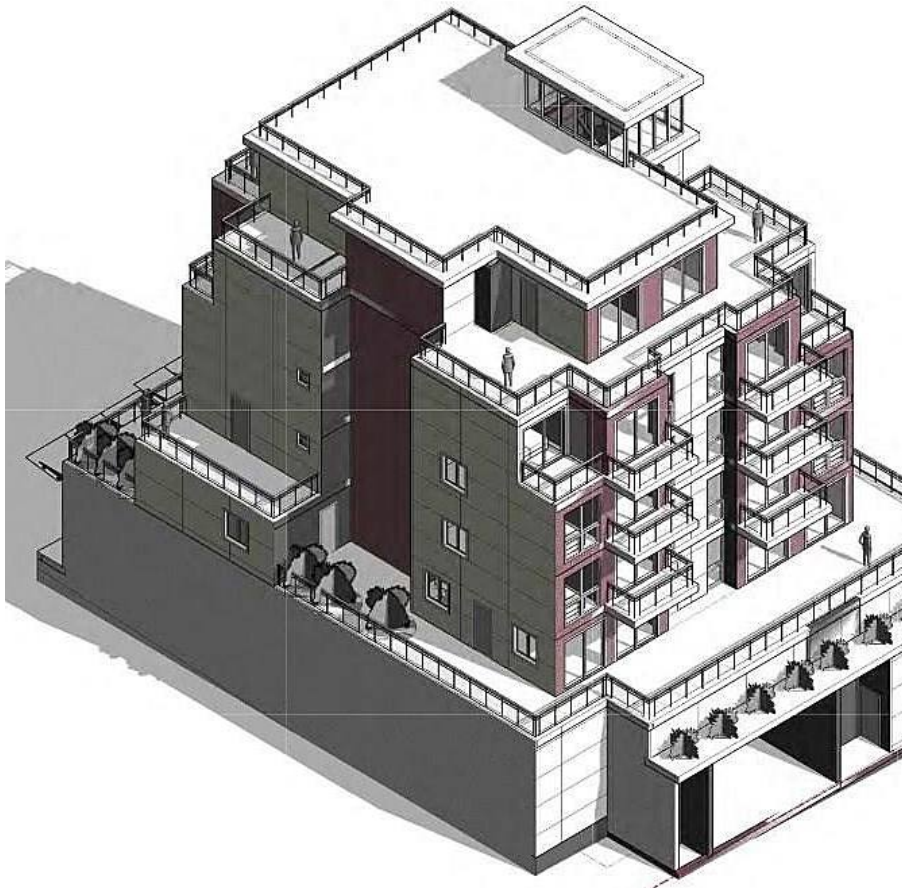


# 8795 Granville Street, Vancouver

\$3,699,000



Marpole Community Plan allows property to be redeveloped to up to 6 storeys and up to 2.5 times floor space ratio (FSR) rental building; choice of use permitted at grade including retail and/or office. Excellent location. 98-B Line at door front with direct access to Downtown Vancouver, Richmond, and Vancouver International Airport. Property may be sold with 8803 Granville St. Seller's application to rezone with 8803 Granville for 6-storey rental and retail mix building is in progress. Fantastic opportunity for investors! Call for more information.

## KEY INFORMATION

MLS® R2696883

Residential Detached

Marpole

3 Bedrooms

1 Bathroom

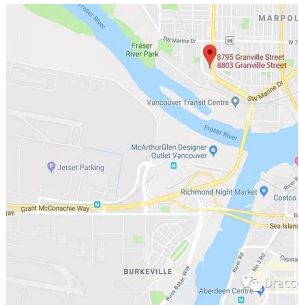
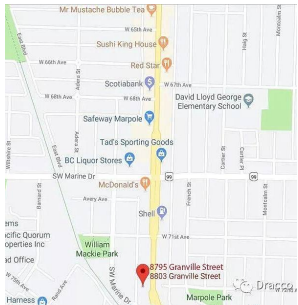
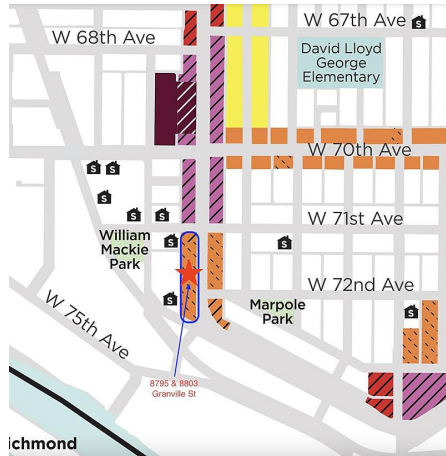
1,633 SF

3,151 SF Lot

## FEATURES

Year Built: 1942

Listed By: Dracco Pacific Realty



rennie