

1115 W 11th Avenue, Vancouver

\$4,499,900



A rare opportunity for investors to own a side by side duplex with future development potential in the heart of Vancouver's sought-after west side neighbourhood of Fairview. Functional floor plan offers a total of 7 bedrooms and 4 bathrooms across 3,642 sqft. Each side features 2 bedrooms on upper floor plus bedroom(s) and additional kitchen with separate entry on lower floor. Located on West 11th just off Oak Street, this South facing property is in close proximity to amenities along South Granville Village and West Broadway, Vancouver General Hospital, BC Cancer Centre, and upcoming Broadway Subway with stations at Granville Street and Oak Street. Don't miss this investment opportunity situated within the Broadway Plan!

KEY INFORMATION

MLS® R2810824

Multifamily

Fairview

7 Bedrooms

4 Bathrooms

3,642 SF

6,250 SF Lot

FEATURES

Year Built: 1965

Listed By: Promerita Realty Corp.

BROADWAY PLAN

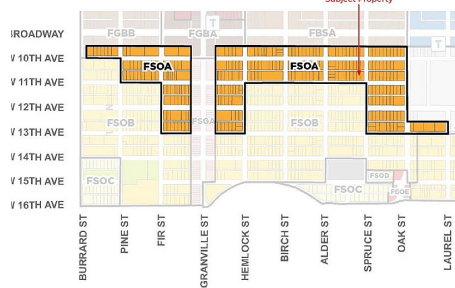
The Plan was approved by Vancouver City Council on June 22, 2022 and has been in effect as of September 1, 2022. The Plan's purpose is to integrate new housing, jobs, and amenities around the new Broadway Subway. The Broadway Plan is a strategic plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue.



FAIRVIEW SOUTH - AREA A

Area A is a primarily residential apartment area within the Broadway Plan and consists of a significant stock of older rental housing. The Broadway Plan for Fairview South seeks to diversify the area, primarily residential area with a diversity of housing options by providing strategic opportunities for new housing, renewal of existing older rental housing, and introducing new small-scale retail and services uses.

The Plan aims to support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability and tenant protections.



FAIRVIEW SOUTH (AREA A) POLICY SUMMARY

Policy Summary for Fairview South - Area A and includes the following guidelines as it relates to future development:

Section	Policy
2.1.1	Support the development of new housing in the area.
2.1.2	Support the development of new housing in the area.
2.1.3	Support the development of new housing in the area.
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