

3469 Arbutus Street, Vancouver

\$3,680,000



Investor & Builder Alert! Great Value & opportunity! Prime Westside lot in desirable Arbutus area. You can either Build a single house+ laneway house; Or build multiplex (5-6 units and sell them individually); or land assembly with neighbors for a 4-5 storey secured rental building with up to 2.4 FSR. (Talk to your architect & verify w/city). Close to Skytrain being built, bus, parks, community centre, across from Arbutus Greenway. School catchment: Prince of Wales & Trafalgar Elementary (French immersion). Walk to all shopping:new Safeway and Loblaws. Easy access to UBC, downtown, Kerrisdale & Kitsilano neighbourhoods. All measurements of home taken from BC Assessment.House not livable. No access to inte.r i or home. Approx. Lot Size 50 x 125. Call Listing Sales for more details

KEY INFORMATION

MLS® R2819109

Residential Detached

Arbutus

1 Bedroom

2 Bathrooms

2,385 SF

6,250 SF Lot

FEATURES

Year Built: 1928

Listed By: Sutton Group-West Coast Realty