

438 W 45th Avenue, Vancouver

\$5,498,000



Developers, Investors Alert-- This development site falls within the tier of the TOD (Transit Oriented Development) plan proposed by BC Provincial with exciting potential for much higher density. Current Corridor project site, Cambie Corridor plan zoning for Phrase Three to develop townhouses community, potential Land assembly with neighbors. True rare opportunity for investment or development in prestigious Westside!! Great location--Walk to Oakridge Mall, Queen Elizabeth Park, minutes to shopping, Canada Line station, downtown, Langara college, all amenities and top schools! Please call for all detail. Neighbor 460 W 45th Ave Sold at \$5,370,000 last year 2023! If you're smart buyers, ACT NOW!

KEY INFORMATION

MLS® R2840374

Residential Detached

Oakridge

3 Bedrooms

2 Bathrooms

2,551 SF

8,342 SF Lot

FEATURES

Year Built: 1949

Listed By: LDG Realty

