

2111 W 34th Avenue, Vancouver

\$9,000,000



Prime Rental Development with Mountain Views!

A prime 13,368 SF lot in Kerrisdale offering a unique development opportunity under Secured Rental Policy (SRP) RR-2B zoning. This self-contained lot allows for a 6-storey building with a 2.4 FSR, translating to 32,083 SF of buildable area. Current plans for 36 rental units with flexibility for expansion via a 4-lot assembly to 38,471 SF, yielding 92,330 buildable SF. This property offers a unique parking advantage with potential for above-grade parking built into the slope, eliminating the need for underground excavation saving construction costs. A strategic opportunity in a coveted location.

KEY INFORMATION

MLS® R2846098

Residential Detached

Quilchena

7 Bedrooms

9 Bathrooms

5,993 SF

13,368 SF Lot

FEATURES

Year Built: 2011

Views: Mountain Views

Listed By: eXp Realty