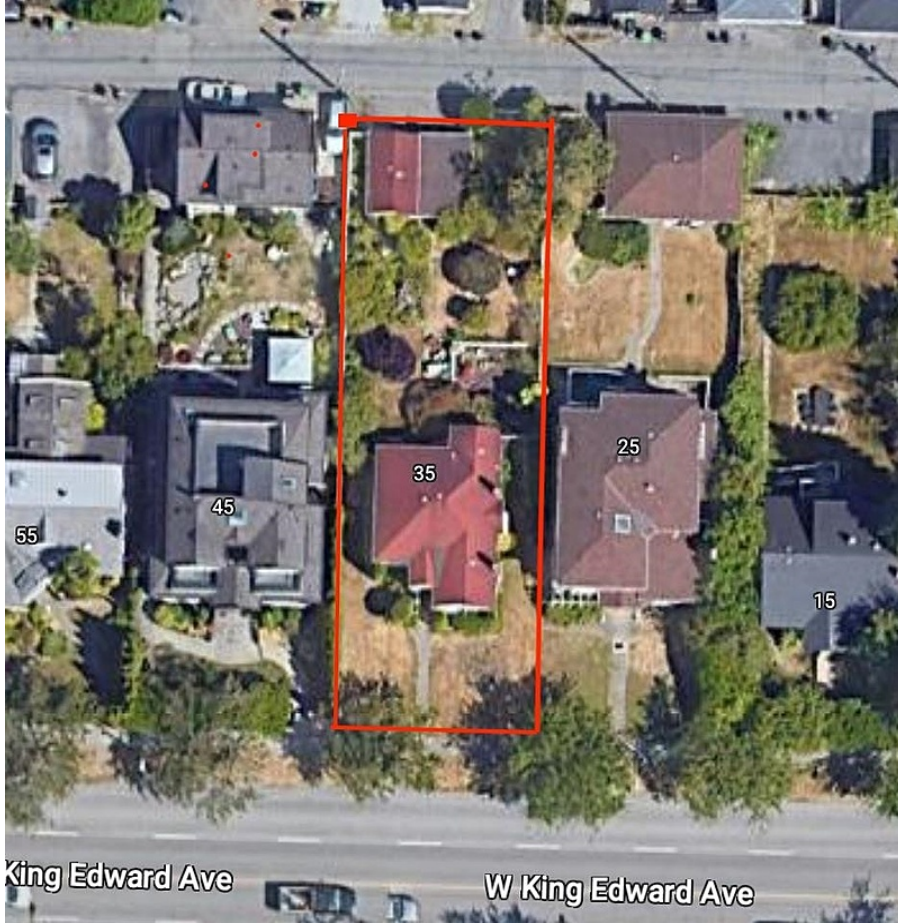


35 W King Edward Avenue, Vancouver

\$3,500,000



ATTENTION INVESTORS & DEVELOPERS!
Prime 50' x 149' LOT 2 blocks west of vibrant Main Street, 4 blocks east of Cambie and the Canada Line. Excellent holding property with opportunities to redevelop as a stand-alone site or as part of a potential land assembly. 1.2 FSR obtainable for townhouse development under CoV's Cambie Corridor Phase 3 policy, or take advantage of provincial Transit Oriented Area legislation allowing up to 3.0 FSR, buyer to do own due diligence. House is in good shape and currently tenanted.

KEY INFORMATION

MLS® R2894524

Residential Detached

Cambie

4 Bedrooms

2 Bathrooms

1,915 SF

7,456 SF Lot

FEATURES

Year Built: 1939

Listed By: Sutton Group-West Coast Realty



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