

# 438 W 45th Avenue, Vancouver

\$4,435,000



Rare opportunity to build multiplex now or hold for development as this site falls within the tier of the TOD (Transit Oriented Development) plan proposed by BC Provincial with exciting potential for much higher density for potential high rise!!! Current Cambie Corridor plan zoning for Phrase Three, 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! Motivated seller! Price to sell!

## KEY INFORMATION

MLS® R2909197

Residential Detached

Oakridge

3 Bedrooms

2 Bathrooms

2,551 SF

8,342 SF Lot

## FEATURES

Year Built: 1949

Listed By: LDG Realty

