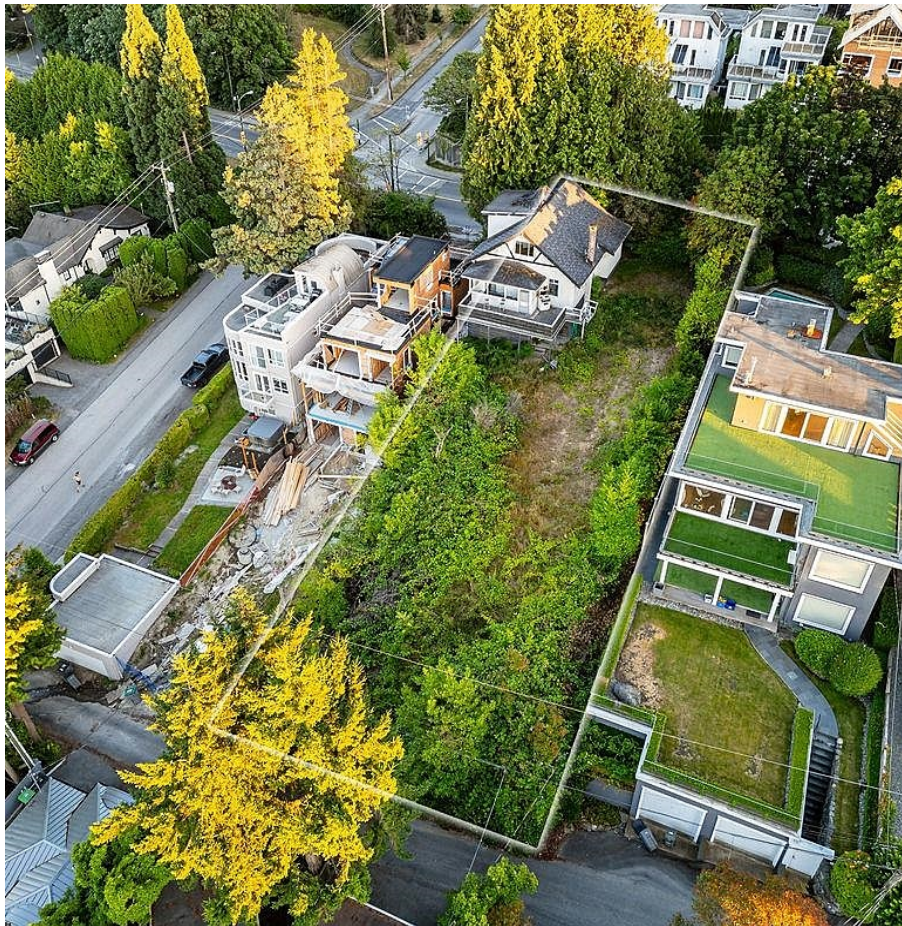


4411 W 4th (lot 1) Avenue, Vancouver

\$2,998,000



Fantastic development opportunity in Point Grey to develop this extra deep, 5,550 sqft VIEW lot. With 33' of frontage and 168' of depth, multiple options are available; potential to build a 3,330 sqft + single family home with additional laneway home, a duplex or multiplex. This listing is for the proposed subdivision of the existing 66' x 168.2' lot into two 33' x 168.2' lots (with City of Vancouver approval). The price is for ONE 33' lot but the sale of the entire parcel is preferred. Three 33' lots exist on the block already. New construction will be perched high above West 4th Avenue offering privacy and stunning North Shore Mountain, Downtown, and ocean views. No value in the existing house, sold as-is. Please do not walk the property without an appointment.

KEY INFORMATION

MLS® R2914053

Residential Detached

Point Grey

0 Bedrooms

1 Bathroom

2,000 SF

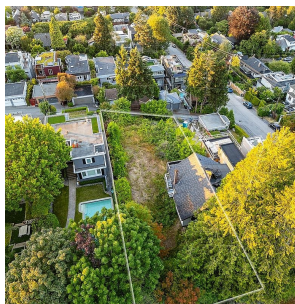
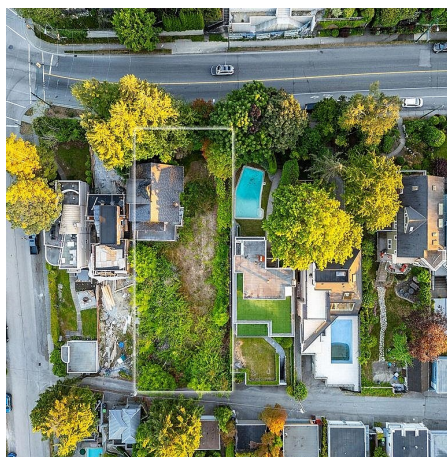
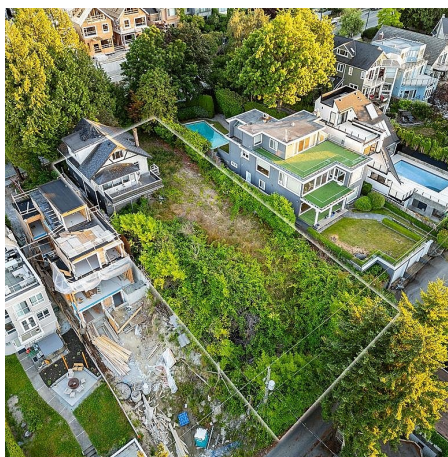
5,550 SF Lot

FEATURES

Year Built: 1926

Views: Mountain, Ocean, Downtown

Listed By: Engel & Volkers Vancouver



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