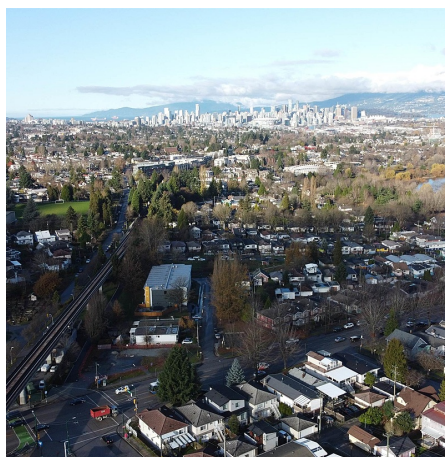


4035 Kamloops Street, Vancouver

\$2,280,000



LAND ASSEMBLY – Transit-Oriented investment opportunity in a prime location adjacent to Nanaimo Skytrain Station. Buy now and hold for future high-rise redevelopment. Recently announced, Bill 47 (Transit-Oriented Areas) has designated the subject properties for a condo tower at a minimum height of 20 storeys and minimum density of 5.5 FSR. Additionally, the recently adopted Vancouver Plan, designates the Nanaimo Station area as a “Rapid Transit Area” with a potential for residential towers up to 25 storeys. Four lots - 2474 24th Ave & 4011, 4029, 4035 Kamloops Street to be sold together. This site is within close proximity to Trout Lake Park and Community Centre, and conveniently located only 8 minutes from downtown via the Expo Line. Please do not walk on the properties.

KEY INFORMATION

MLS® R2924608

Residential Detached

Renfrew Heights

4 Bedrooms

2 Bathrooms

2,130 SF

3,828 SF Lot

FEATURES

Year Built: 1912

Listed By: Oakwyn Realty Ltd.

rennie