

473, 465, 449, & 443 W 64th AVENUE
Vancouver, BC



FOR SALE
DEVELOPMENT SITE

IPG **ICONIC**
PROPERTIES
GROUP
RE/MAX COMMERCIAL ADVANTAGE



Front View (render)

OPPORTUNITY

Iconic Properties Group is please to showcase this amazing opportunity to acquire a 4 Lot Assembly in the Cambie plan. Within this opportunity, there is the ability to construct a 4 storey building with 43 units within. With confirmed density of 2.0, these properties are currently at the prior to letter and ready for another developer/investor to take the project forward. With many big developers building close (i.e. Marcon, Onni, Intracorp, etc.) you cannot go wrong with an investment opportunity of this calibre!

PROPERTY DETAILS

OLD ADDRESS	473, 465, 449, 443 W 64th Avenue, Vancouver, BC
CURRENT ADDRESS	455 W 64th Avenue, Vancouver, BC
LOT SIZE	19,582 sqft
LOT DIMENSION	160.5 ft x 122 ft
NEIGHBORHOOD	Marpole
PID	010-111-611 004-395-883 010-111-620 010-111-638

DENSITY	2.0 FSR
NUMBER OF STORIES	4
NUMBER OF UNITS	43
ZONING	RM-9
PROPERTY TAX (2021)	<ul style="list-style-type: none"> ● 443 W 64th Ave: \$8,623.67 ● 449 W 64th Ave: \$8,770.32 ● 465 W 64th Ave: \$8,501.59 ● 473 W 64th Ave: \$7,045.04

LOCATION

This development is situated right in the heart of Cambie Street Corridor. This robust location is known for where all the action happens! The growth potential is endless, especially with Onni's master plan happening around the corner on W 59 Avenue and Cambie Street. Whether it is by car or by transit, easy accessibility has always been a selling point of this area. Being located only minutes away from the Canada Line you have easy access to stores such as T&T, the movie theater, several banks, many restaurants, and Downtown Vancouver.

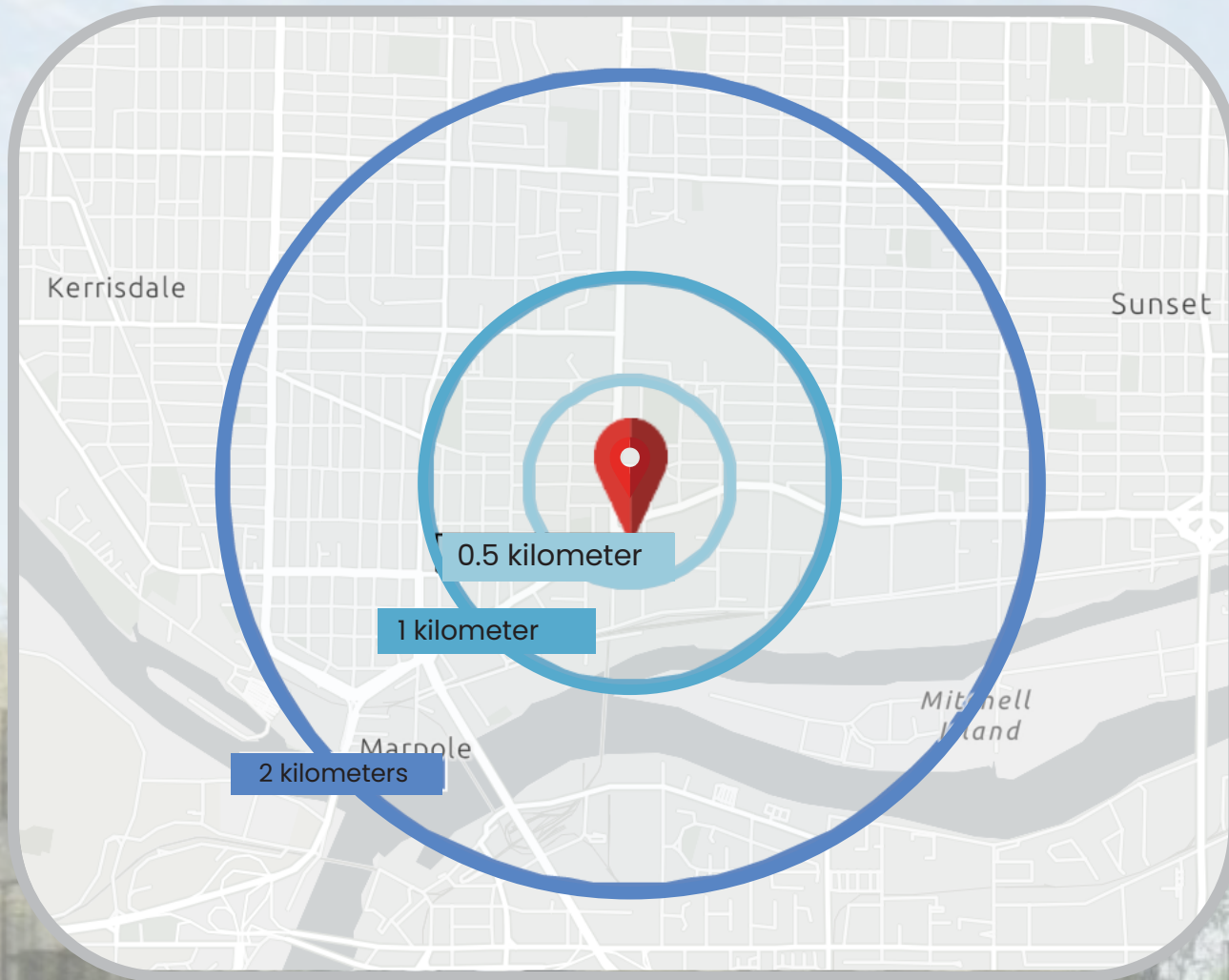


Side View (render)



Bird Eye View

DEMOGRAPHICS

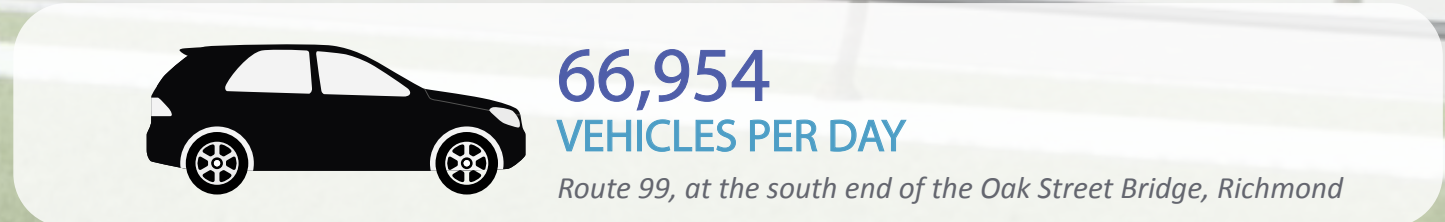


	0.5 km	1 km	2 km
Population (2021)	4,533	13,978	53,998
Population (2026)	5,354	15,769	58,851
Projected Annual Growth (2021 - 2026)	3.39%	2.44%	1.74%
Median Age	37.3	40.5	40.1
Average Household Income (2021)	\$88,007	\$95,748	\$102,556
Average Persons Per Household	2.3	2.5	2.6

Walk Score
79

Transit Score
76

Bike Score
83



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NOTHING BUT ICONIC

**Personal Real Estate Corporation*