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

FOR SALE **DEVELOPMENT SITE**





RE/MAX COMMERCIAL ADVANTAGE

IPG



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 DIMENTSION	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 (2022)	 443 W 64th Av 449 W 64th Av 465 W 64th Av 473 W 64th Av 		

ve: \$9,022.62

ve: \$9,170.46

ve: \$8,871.64

ve: \$6,734.44



LOCATION

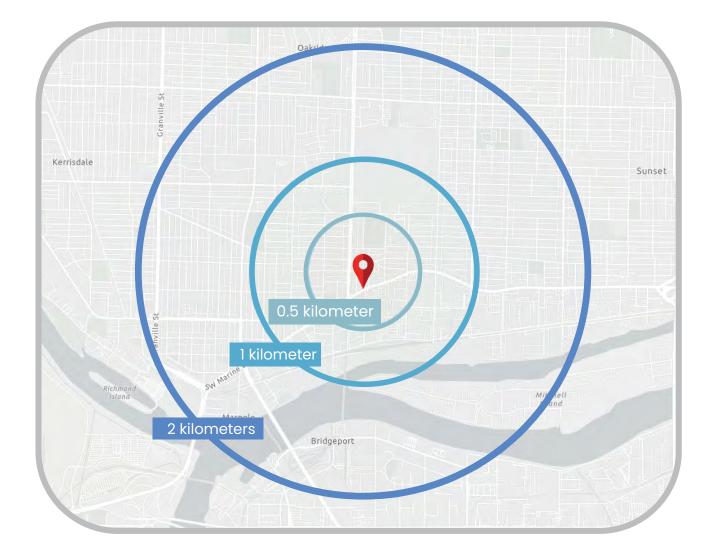
This development is situated right in the heart of Cambie Street Corridor. This robust location is known for where all the action happens! The growth potential is endless, especially with Onni's master plan happening around the corner on W 59 Avenue and Cambie Street. Whether it is by car or by transit, 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.



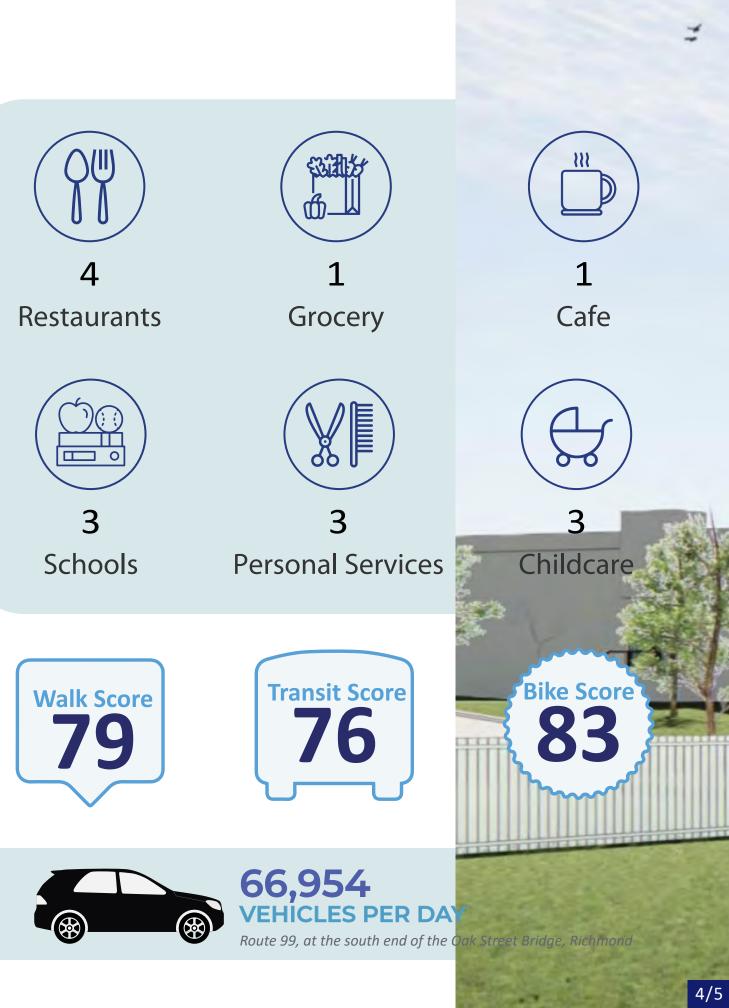
Side View (render)



DEMOGRAPHICS



	0.5 km	1 km	2 km
Population (2023)	4,025	13,639	52,811
Population (2025)	5,378	15,978	60,005
Projected Annual Growth (2023 - 2025)	33.61	17.14%	13.62%
Median Age	36.0	40.7	40.3
Average Household Income (2023)	\$89,724.82	\$100,015.84	\$107,197.57
Average Persons Per Household	2.3	2.5	2.6





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