

TRANSIT-ORIENTED REDEVELOPMENT
OPPORTUNITY FOR SALE

LANGARA ESTATES TWO

VANCOUVER, BC



TISDALL
PARK

OAKRIDGE
CENTRE

DOWNTOWN

T OAKRIDGE -
41ST AVENUE

T LANGARA-
49TH AVENUE

W 49TH AVENUE

CAMBIE STREET

ALBERTA STREET

BCCONDOS.NET



DOWNTOWN
VANCOUVER

BC CHILDREN'S
HOSPITAL



Ecole Secondaire
Jules-Verne

OAKRIDGE
CENTRE

10 MIN WALK

TISDALL
PARK



Annie B. Jamieson
School

QUEEN ELIZABETH
PARK

OAKRIDGE -
41ST AVENUE

LANGARA-
49TH AVENUE

2 MIN WALK



Sir William Van Horne
Elementary

YMCA

LANGARA
COLLEGE

W 49TH AVENUE

LANGARA
GOLF COURSE

LANGARA
GARDENS

CAMBIE STREET

Langara Estates Two is close to some of Vancouver Westside's most attractive parks, schools, and a variety of other amenities, including the Langara Golf Course, the YMCA, and the Langara College. Situated on a major arterial route and at the Langara-49th Avenue Canada Line Station, the Property is just a short transit ride to downtown (north) or the YVR Airport (south).



BC CONDOS . NET



THE OFFERING

On behalf of the owners' of the Strata Corporation VAS 656, Cushman & Wakefield ULC ("C&W") is pleased to present Langara Estates Two, a vast 3.85 acre community presently comprised of 30 strata townhouses.

Langara Estates Two is one of four existing strata properties originally developed under the 1975 Langara Estates Comprehensive Development (CD-1 (103)) zoning bylaw. Today, the Property is a central component of a designated special land use study area for the entire Cambie Corridor, which ultimately anticipates the subject Property and the surrounding Langara Estates Lands transition into a vibrant, diverse, transit-oriented mixed-use community.

Under the current offering, and subject to the provisions of the Strata Act, qualified purchasers' are offered an opportunity to acquire a once-in-a-generation development site and participate in the shaping of one of the last remaining true transit-oriented, master-planned urban communities in Vancouver's Westside.

PHYSICAL HIGHLIGHTS

Civic Address	6502 – 6598 Pinehurst Drive, Vancouver, BC
Legal	30 strata titles and common property
Current Zoning	Comprehensive Development CD-1 (103) Langara Estates
Current Permitted Density	0.75 FSR Residential
Land Area	3.85 acres / 167,860 square feet
Combined Existing Improvements	68,737 square feet of net floor area
Frontage	Approximately 350 feet on Cambie Street Approximately 110 feet on 49th Avenue
Access	Two access points from Cambie and 49th Avenue

ONCE-IN-A GENERATION REDEVELOPMENT OPPORTUNITY

Given the importance, major scale, and strategic location on rapid transit, the City of Vancouver Planning Staff recognize and have stated that the future redevelopment of the Langara Estates Two and the surrounding Langara Estates Lands will require a separate planning program.

The Planning Staff's stated preference would be to identify a lead proponent or a consortium of proponents to lead the planning process anticipated to take approximately 18 months to complete. The resulting City-Council endorsed land use policy would then serve as a firm guideline for completion of the entitlement and permitting process.

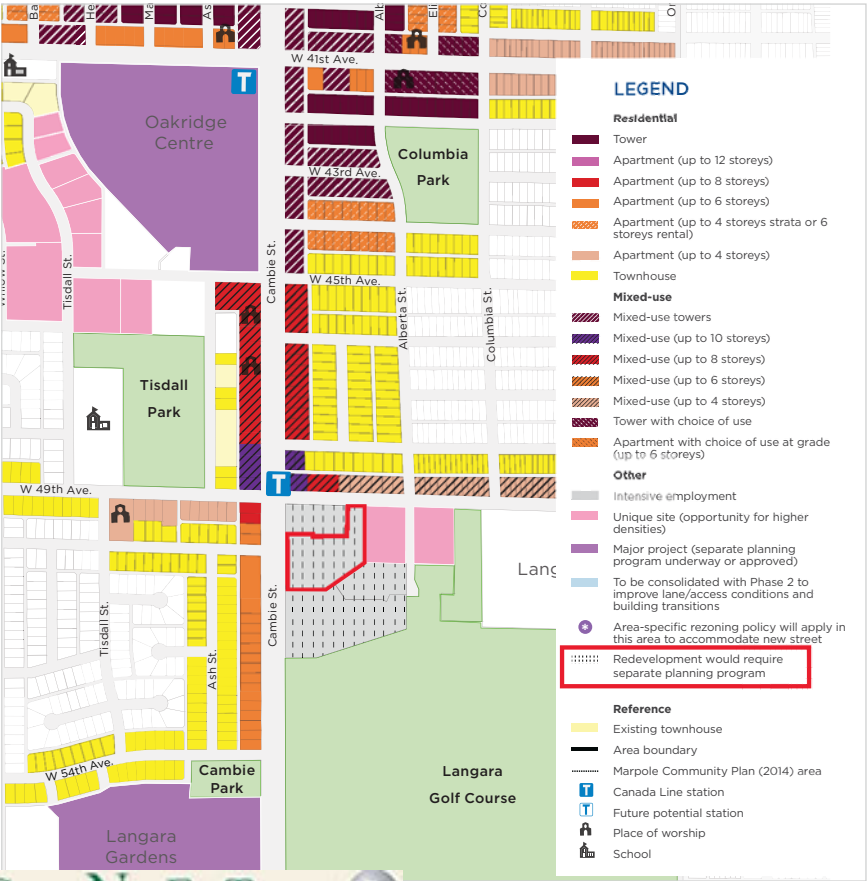
All four strata corporations comprising the special planning program area currently listed for sale.

AMENDMENTS TO THE STRATA PROPERTY ACT

The Vendor is a strata corporation. Any offer to purchase all 30 strata lots and common property comprising Strata Plan VAS 656 is subject to the provisions of the Strata Act pursuant to, likely, an intended voluntary winding up of the strata corporation with a liquidator.

THE PROCESS

The Property is offered for purchase without a formal asking price. All interested parties are encouraged to execute and return the attached confidentiality agreement for access to additional Property information including a Confidential Information Memorandum and a virtual Data Room.



An unprecedented opportunity to assemble nearly **13-acres** of land on Vancouver's Westside, for one of the last major transit-oriented developments on Canada Line in Vancouver.

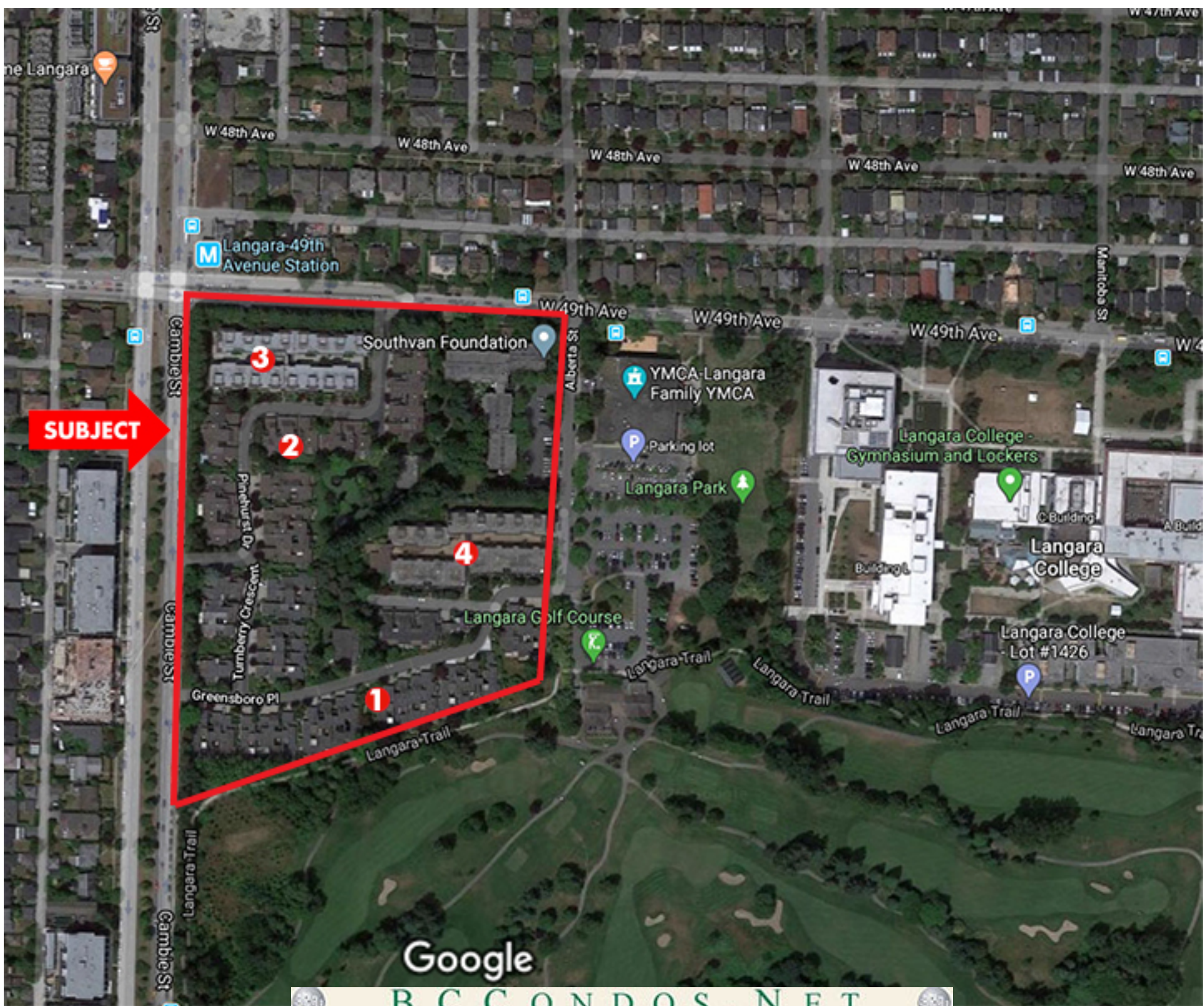




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444 West 49th Ave, Vancouver BC.



Incredible redevelopment/investment opportunity on Vancouver's prestigious Cambie Corridor!

One of the best corner locations available, directly across from the Langara & 49th Canada Line Station, only steps from Langara College and close proximity to Marine Gateway and Oakridge Center. A key piece in the further redevelopment of the South East corner of West 49th Avenue and Cambie Street.

Currently improved with a 48-unit condo building situated on a 71,358 sq.ft lot.

The City of Vancouver has identified the Cambie Corridor as a major focus for higher density. There have been many recent redevelopment applications and approvals for updensification in the immediate area. Further review of this particular site could yield higher densities due to its unique and high profile location.

Location: Located at the South East corner of West 49th Ave and Cambie St. Vancouver BC.

- Directly across from the Langara & 49th Canada Line Rapid Transit Station
- Steps from Langara College
- Close proximity to Marine Gateway and Oakridge Shopping Center.

Zoning: CD-1

Lot Details (approx):

Frontage Cambie Street: 388.95 feet
Frontage on West 49th Avenue: 388.95 feet

Lot Area: 71,358 sq.ft lot. (1.638 Acres)

Strata Lots: 48

Construction Year: 1980

Building Details: 3 Storey Condo Building

Purchase Price: Inquire

Offering Process: Prospective purchasers are invited to submit Offers to Purchase 444 West 49th Avenue, Vancouver, British Columbia through Fraser Elliott designated Agent(s) for consideration by the vendors. Any offer or letter of intent to purchase the property is to be submitted to Fraser Elliott Real Estate Group.