Medical Building on 20,922 Sq. Ft Lot in White Rock Within Town Centre Urban Design Plan Area Great Potential for Future Development

1549 Johnston Rd., White Rock

- Located on the Busiest Commercial Johnston Road
- Fully Leased Medicinal Building
- Currently Under CR-1 Zoning
- Under the Town Center Urban Development Plan Area of the City
- Future Core Commercial/Residential Development Zone





RE/MAX COMMERCIAL

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City of White Rock



- With a population of 18,250, White Rock is located in the southwest corner of the Lower Mainland, 45 kilometres from Vancouver and only five minutes to the Canada/US border. We are an exciting seaside community clustered around an eight kilometre sandy beach and the warm shallow waters of Semiahmoo Bay.

- Because of our moderate climate, White Rock is a preferred retirement spot. Average summer temperature is 23 degrees Celsius while the winter average temperature is six degrees Celsius.

- The waterfront includes a promenade that is two and a half kilometres, fully accessible to the disabled and parents with strollers. The heritage pier, train station, large beached "white rock", and colourful sidewalk cafes create a special ambience throughout the area.

- Commercial meets residential along the waterfront as well as in the Town Centre where you will find a number of apartment buildings with retail stores on the ground level. A variety of specialty shops dot White Rock.

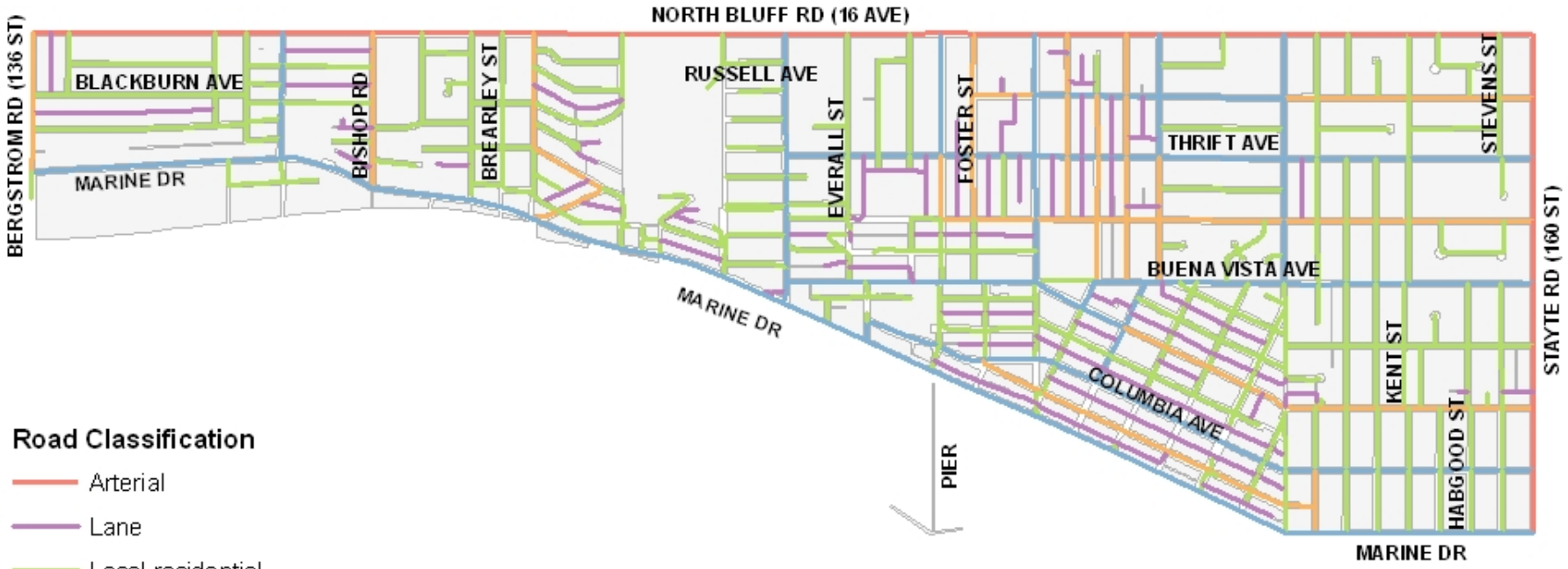
- Commuting to Vancouver takes about one hour. Dedicated bus and high-occupancy vehicle lanes make public transportation and car or vanpooling appealing.

- Recreation facilities and programs are excellent. Some include the Promenade and Centennial Park, with its ice arena, curling rink and ravine trails. The cities property values have steadily increased due to White Rock's attractive setting and amenities.

- The City of White Rock has prepared Urban Design Plan for the Town Centre which was developed as a key component of a long term vision for the White Rock.

City of White Rock

Street Plan



Property Overview



Address: 物業地址	1549 Johnston Road, White Rock
Legal Description: 法律描述	PL 8146 LT 4 BLK 7 LD 36 SEC 10 TWP 1 Part NE 1/4.
P.I.D.:	011-293-926
Lot Size: 物業面積	20,922 Sq. Ft.(131 Ft. X 160 Ft.) approx.
Zoning: 區域	CR-1 (Town Centre Area Commercial/Residential Zone)
Assessment: 政府股價	Land: $1,778,000 Improvement: $1,751,000 Actual Total: $3,529,000
Tax (2014): 2014年稅	$64,094.57

Aerial View


Semiahmoo
Shopping Centre
NORTH BLUFF RD
Central Plaza
Subject
KFC
RUSSELL LN
RUSSELL AVE
GEORGE LN
LANE
MARTIN ST
FOSTER ST
JOHNSTON RD
GEORGE ST
FIR ST
High Rise
Development Site
New High
Rise Apartment
THRIFT AVE
MARTIN LN
FOSTER LN
WINTER ST
WINTER LN
JOHNSTON LN

Property Description



- This Free Standing income building is located on busy Johnston Rd., where is the most prosperous commercial area in White Rock. It has great traffic and pedestrian exposure.

  这座独立物业坐落于白石镇最繁荣的商业街 – Johnston Road。有大流量的行人和游客经过。

- The property lot size is approx. 20,922 Sq. Ft., with a approx. 9,000 Sq. Ft. building, which is fully leased by four long term tenants, including pharmacy, walk in clinic, doctors office, and dentist. There are 25 parking stalls at rear.

  該物業土地面積約20, 922平方呎，建築面積約9,000平方呎。擁有4個長期租客（包括：藥房，診所，醫生辦公室，牙醫），共25個停車位。

- The Subject Property is under CR-1 zoning (Town Centre Area Commercial/Residential Zone), its current FSR is 1.75. It is also designated within Area 4 in the Town Centre Urban Design Plan. This lot could but not limited to build residential apartment with FSR equals to 3.2 and maximum site coverage equals to 38%. Buildable area could reach to 66,950 Sq. Ft. It is possible to build a maximum 25 storeys high rise residential building with 2,678 Sq. Ft. per each floor. All numbers could be adjusted with the City's agreement.

  該物業現在屬於CR-1分區（市中心商業/住宅區），FSR為1.75。同時，物業被規劃在市中心建設區域的第四區。經過政府批准，可以建造公寓樓，或其它類型的商業樓。FSR可以增加至3.2，土地覆盖面积为38%，总建筑面积可至66, 950 Sq. Ft.。最高可建25層，平均每層面積約2,678 Sq. Ft.。所有數據需要和政府確認。

- Within the Town Centre Area, the amenity contribution required shall be calculated at a rate of :
  $0 for the 1st 1.75 FAR; $30 per Sq. Ft. for FAR of 1.75 to 5.4

  建造新物業時，容積率在1.75以內的部分，無需向政府支付建築費；容積率超過1.75的部分，每平方呎向政府支付約$30的建築費。

Property Front





Property Rear



