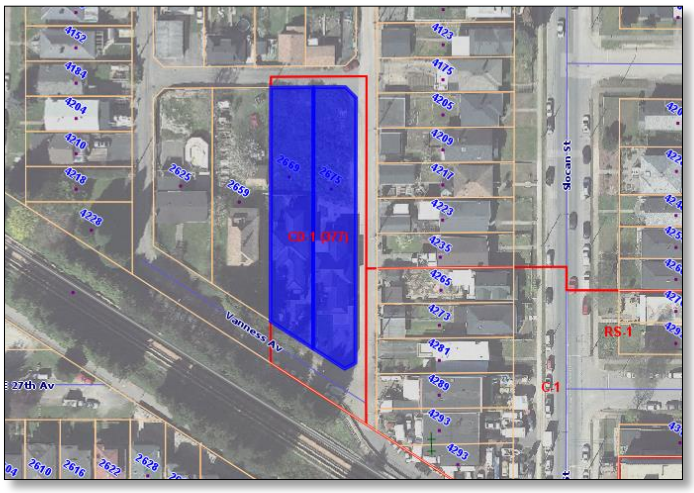
Excellent Housing Development Site
In Vancouver proximity to Skytrain Station
T.O.D. (Transit-Oriented Development Site)





Property Information:

a)	**Address:**	**2669 Vanness Avenue**
	Lot Size:	**9,308sf approx.**
b)	**Address:**	**2675 Vanness Avenue**
	Lot Size:	**10,184sf approx.**
	Total Lot Size:	**19,492 sf approx.**
	Proximity to Nanaimo Skytrain Station:	**Within 200 – 400 m (Tier 2)**
	Minimum allowable Density up to 4 FAR:	**77,968 sf approx.**
	Minimum allowable Height:	**up to 12 Storeys**

c) Potential Housing Types: **Rental Apartment, Seniors Housing, Support Housing or Social Housing**

d) Potential Number of Units: **77,968sf X 0.85 (efficiencies) = 66,272sf**

@ 400 sf = 165 Units or @ 350sf = 189 Units

Price Guidance: **$7,960,000 ($102/sf buildable)**

Award Winning Services!



Re/Max Lifetime Achievement Award (2015 Inductee)	公司終生大獎 (2015)
Re/Max Hall of Fame Award (2005 Inductee)	公司名人大獎 (2005)
Re/Max Platinum Club Award, 8 years)	高銷量白金大獎 (8 年)
Re/Max Western Canada Top 20 (3 Years)	全西岸加拿大首20名 (3 年)
Re/Max British Columbia Top 20 (3 years)	全BC省首20名 (3年)
Re/Max 100% Club Award (10 years)	100% 大獎 (10年)
MLS Medallion Club Award (3 Years)	溫哥華地產局銷量大獎 (3 年)
Over 35 Years Real Estate Experience	超過 35 年房地產經驗

專長、商業投資、物業買賣、請電查詢

蔡江忠 604-880-3462 Fred Choy **Personal Real Estate Corporation**

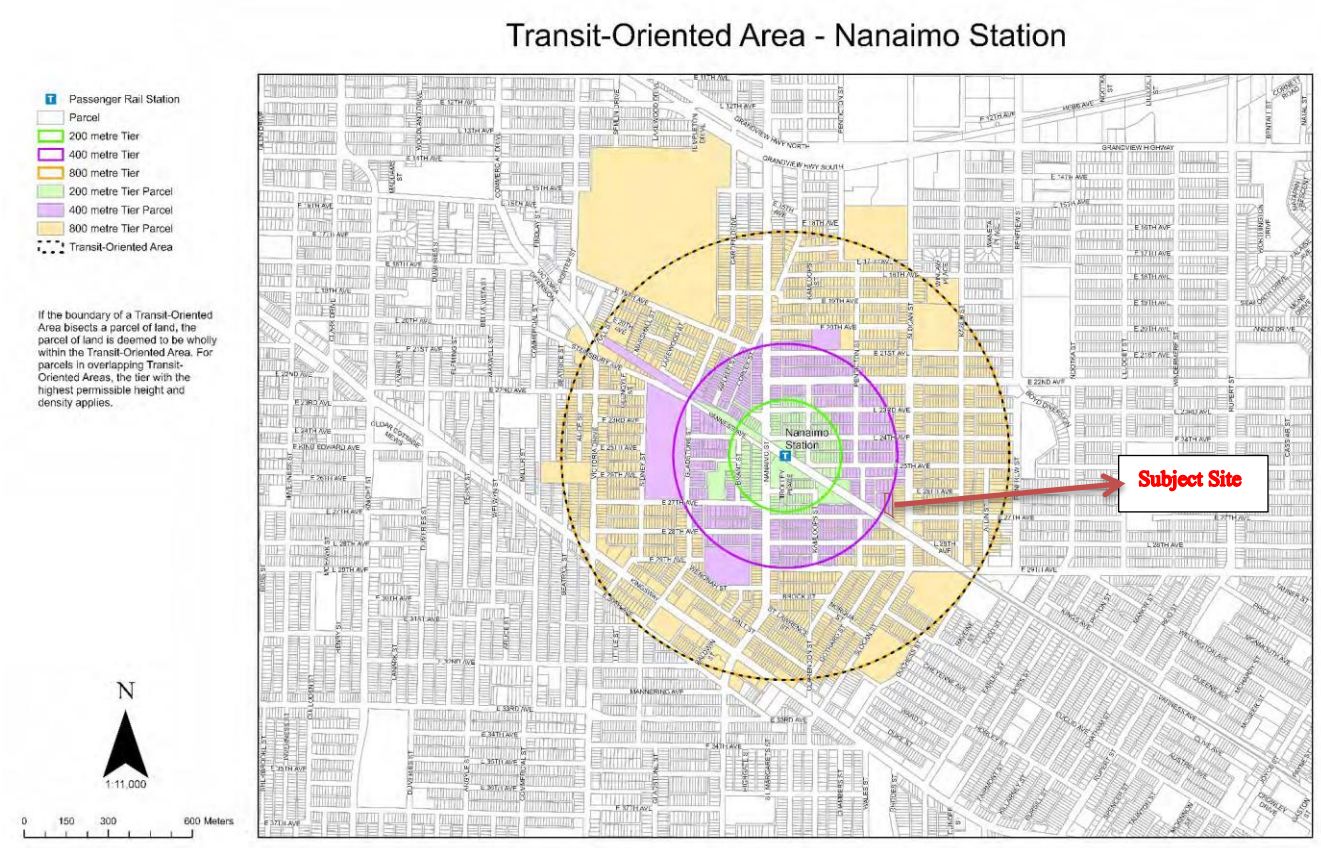
Contact Fred Today for all Your Real Estate Needs!

Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9 Tel: 604-263-2823 Fax: 604-263-1057

*Information herein deemed reliable but not guaranteed and must be verified by all interested parties. This communication is not intended to cause or induce breach of an existing agency agreement

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Category	Tier	Prescribed Distance	Minimum Allowable Density	Minimum Allowable Height
		(Metre)	(FAR/FSR)	(Storeys)
Category 1: SkyTrain in Metro Vancouver	1	200 or less	Up to 5.0	Up to 20
	2	Greater than 200-400	Up to 4.0	Up to 12
	3	Greater than 400-800	Up to 3.0	Up to 8





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