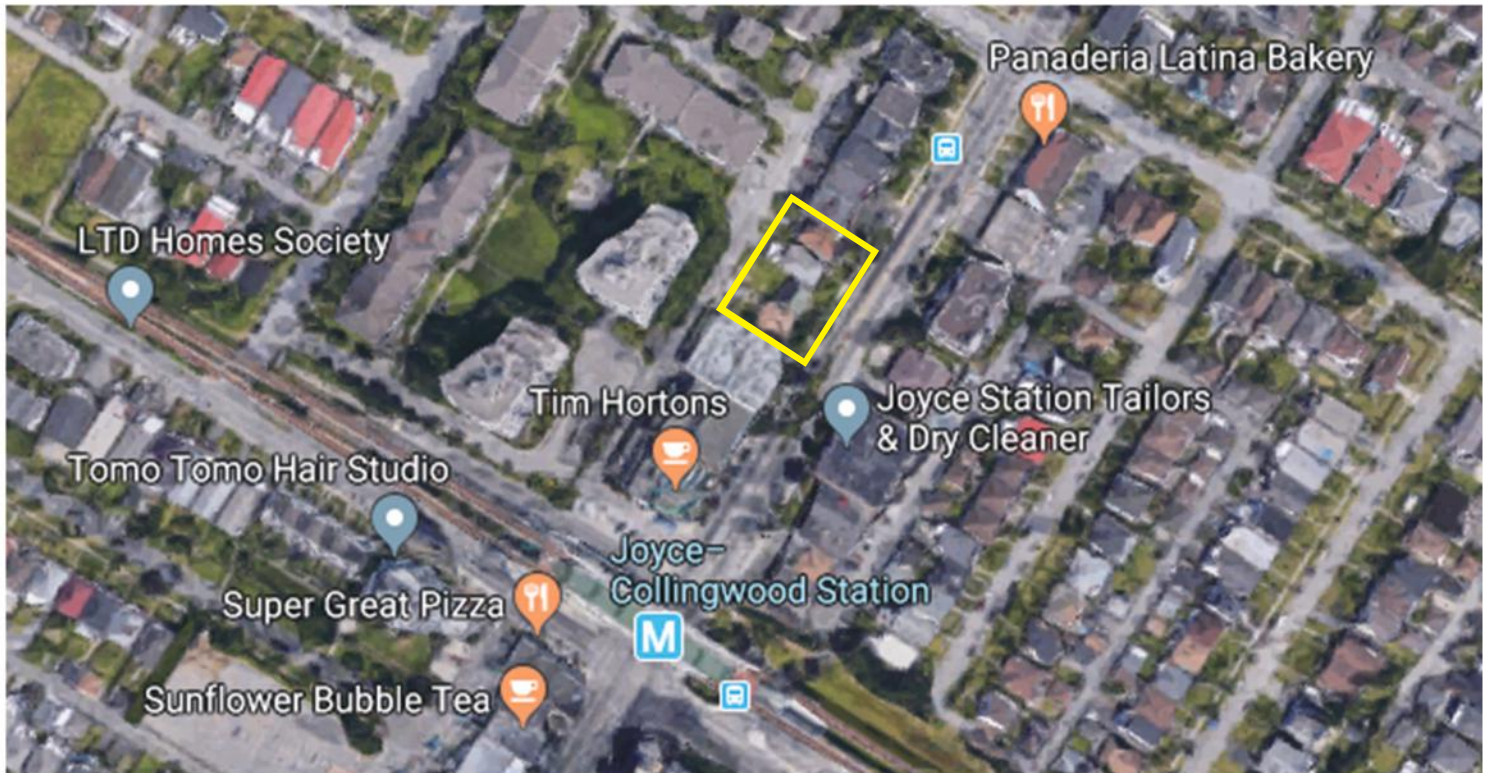


MICHELLE YU

Personal Real Estate Corporation



604.329.8228 | michelleyu.com



4975/4983/4993/4997 Joyce Street Vancouver

Approx. 13,860 square feet

*Development potential:
up to 69,300 sqft buildable area with rezoning*

*Mixed-Use Redevelopment Site,
only half a block from Joyce-Collingwood SkyTrain Station.*

TEAM MICHELLE YU

TEL 604.329.8228 | EMAIL landassembly@michelleyu.com

RE/MAX Real Estate Services Each office independently owned and operated.

Unit 110 – 3540 W 41st Avenue, Vancouver, BC | TEL 604.263.2823 | FAX 604.263.1057

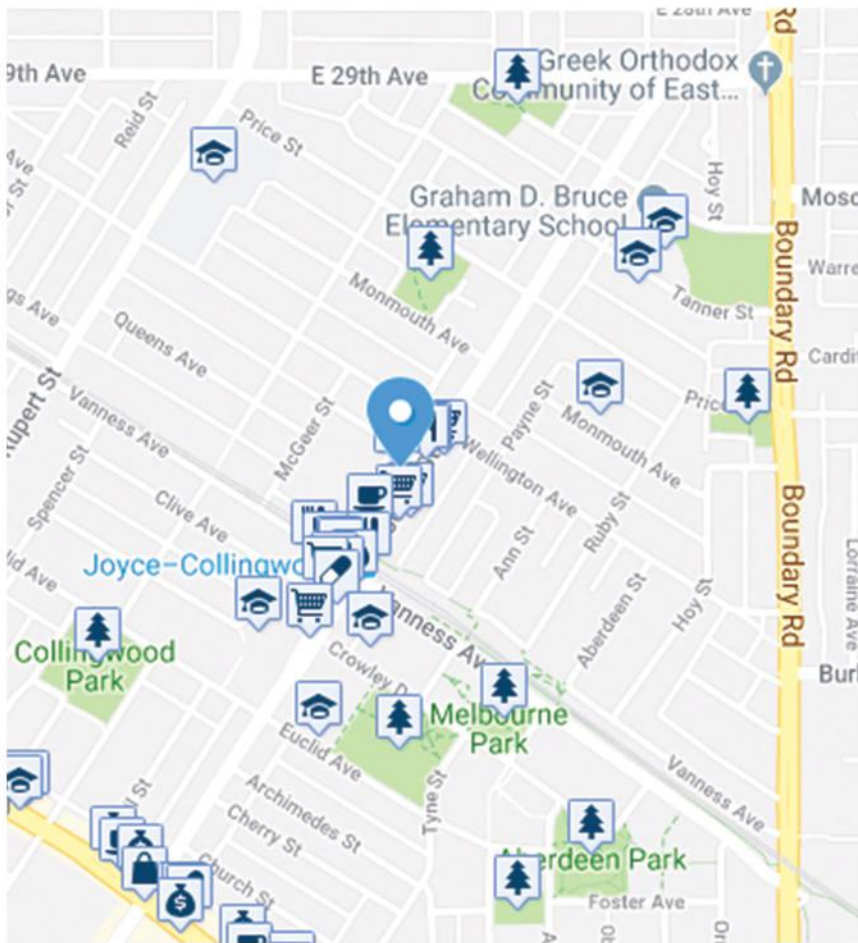
Lot Information

Address	Frontage (ft)	Depth (ft)	Lot Size (sqft)
4975 Joyce Street	33	105	3,465
4983 Joyce Street	33	105	3,465
4993 Joyce Street	33	105	3,465
4997 Joyce Street	33	105	3,465
Total:	132	-	13,860



Current Zoning

Zoning RM-4N



Shopping

- .07km Vanness Mart
- 0.1km Kay Market
- 0.1km Joyce Way Food Market
- 0.8km Safeway
- 2.9km Metrotown

Parks

- 0.3km Carleton Park
- 0.3km Gaston Park
- 0.3km Melbourne Park
- 1.5km Killarney Park
- 1.6km Central Park

Schools

- 0.2km St. Mary's School
- 0.5km Luciana's school
- 0.5km Sir Wilfred Grenfell Elementary School
- 0.5km Graham Bruce Community Elementary
- 0.6km Tiny Bubbles Preschool

Restaurants

- .06km My Pan Pizza
- .08km Yummy Mammy Chinese Restaurant
- .09km Bamboo Cafe
- 0.1km Donair Land
- 0.1km Heba's Masala Cuisine

Land Use Policies

Joyce-Collingwood Station Plan:

- Allow mixed-use buildings including mid-rise buildings above a four-storey building base on larger sites with a minimum lot frontage of 40.2 m (132 ft.) and located at least 19.8 m (65 ft.) from Wellington Ave.
- Height up to 150 ft.
- Mixed-use mid-rise buildings will be considered up to a maximum net density of 5.0 FSR.

Figure 5.3: Sub-Area J2 - Joyce Street North of the Station



EXPERIENCED ADVICE FOR LAND ASSEMBLY SELLERS AND BUYERS



MICHELLE YU
Senior Associate

Team Michelle Yu has over 25 years of experience in the residential and commercial real estate transactions and her team consistently performs in the top ranking realtors in the Greater Vancouver Real Estate Board.

Michelle and her team strive for excellence in every level of business. We aim to keep our clients and partners up to date through regular communication, documentation and research. We are committed to apply our professional negotiation skills to each and every project.

OFFERS:

All offers must be received by the Vendor's exclusive agent Michelle Yu Personal Real Estate Corporation by email: offer@michelleyu.com

Assembly Associate

Carlos Yu
Dave Haboosheh
Mehrnoosh Hemmati

Consulting Group

Richard Bell Lawyer
Hunt K. Tse Engineer
Matthew Cheng Architect

Marketing and Research Group

Helen Wong
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