

**FOR
SALE**

3998 Granville Street, Vancouver

First Shaughnessy Neighbourhood
Townhouse Development Opportunity

**Broker Incentive: Additional \$100,000 Commission
For Offers Presented By April 5th, 2024**



Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

* Personal Real Estate Corporation

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com



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OPPORTUNITY

3998 Granville Street, Vancouver, BC, represents a significant redevelopment opportunity in the distinguished First Shaughnessy neighbourhood. This expansive 100' x 200' lot spans half a block, offering a unique opportunity for upscale lowrise building or luxury condominium development in a city facing a notable housing shortage. Its close proximity to UBC and prestigious schools makes it an even more attractive proposition. For well capitalized investors seeking a rarely available development site under a Heritage Revitalization Agreement (HRA) in the highly exclusive First Shaughnessy neighbourhood.

SALIENT FACTS

Civic Address:	3998 Granville Street, Vancouver
Legal Description:	LOT 1, BLOCK 69, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
	PID: 011-530-073
Lot Area (approx.):	20,000 SF
Frontage (approx):	200 FT along Granville Street
Zoning:	FSHCA (First Shaughnessy Heritage Conservation Area)
Property Tax (2023):	\$15,100.14
Listing Price:	Contact Listing Agents



LOCATION

Positioned in Vancouver's prestigious First Shaughnessy neighbourhood, 3998 Granville Street emerges as a beacon of luxury and convenience. Perfectly situated, this property enjoys a prime connection to Vancouver's core neighborhoods and cultural hubs. The property's accessibility to arterials like Oak Street and West King Edward Avenue ensures swift commutes, with downtown Vancouver merely a short drive away. Moreover, being in close proximity to UBC, the esteemed VanDusen Botanical Garden, and a cluster of top-ranked schools heightens its allure. The First Shaughnessy neighbourhood, with its blend of historical opulence and urban amenities, positions 3998 Granville Street as an unparalleled opportunity for developers seeking a rarely available opportunity to make their mark along Granville Street in Vancouver's most exclusive neighbourhood.



POTENTIAL DEVELOPMENT



DEVELOPMENT PRECEDENTS



THE OAK | MODERN VINTAGE TOWNHOUSE
VANCOUVER BC



GRACE WESTSIDE | LUXURY MODERN TOWNHOUSE
VANCOUVER BC

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