

FOR SALE

4580 Sidney Street
Vancouver, BC

Corner C-2 Secured Rental Development Site with Holding Income



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SALIENT FACTS

Civic Address:	4580 Sidney Street, Vancouver BC
Legal Description:	Lot 121 & 121A Plan VAP2707 District Lot 393 Land District 36 EXC PT IN REF PL 2407, BLK 2 & A PID: 013-535-838 & 013-535-854
Current Zoning:	C-2
Unit Mix:	10 Residential Units 1 Retail
Frontage (approx.):	66 Ft along Kingsway 121 Ft along Sidney Street
Lot Area (approx.):	7,986 SF
Potential Density	Up to 2.50 FSR (Condo) or 3.70 FSR (Rental)
Potential Buildable Density (approx. SF)*:	19,965 SF (Condo) or 29,548 SF (Rental)
Property Taxes (2023):	\$24,906.40
Listing Price:	Contact Listing Agents

*Assembly may be required to achieve the full Potential Buildable Density. Buyer to verify if deemed necessary.

ASSEMBLY POTENTIAL

Offering significant assembly potential across three lots totaling 31,923 square feet, and supporting a buildable area up to 3.70 FSR for rental developments or 2.50 FSR for condos.

POTENTIAL ASSEMBLY SITE TOTAL

31,923 SF

Potential Buildable: 79,808 SF (Condo) or 118,115 SF (Rental)



OPPORTUNITY

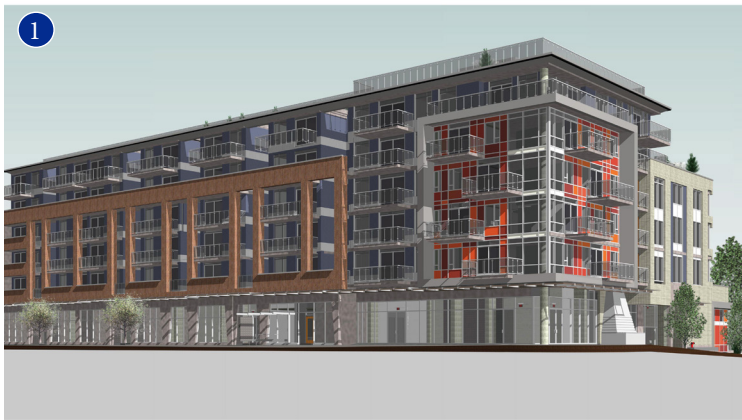
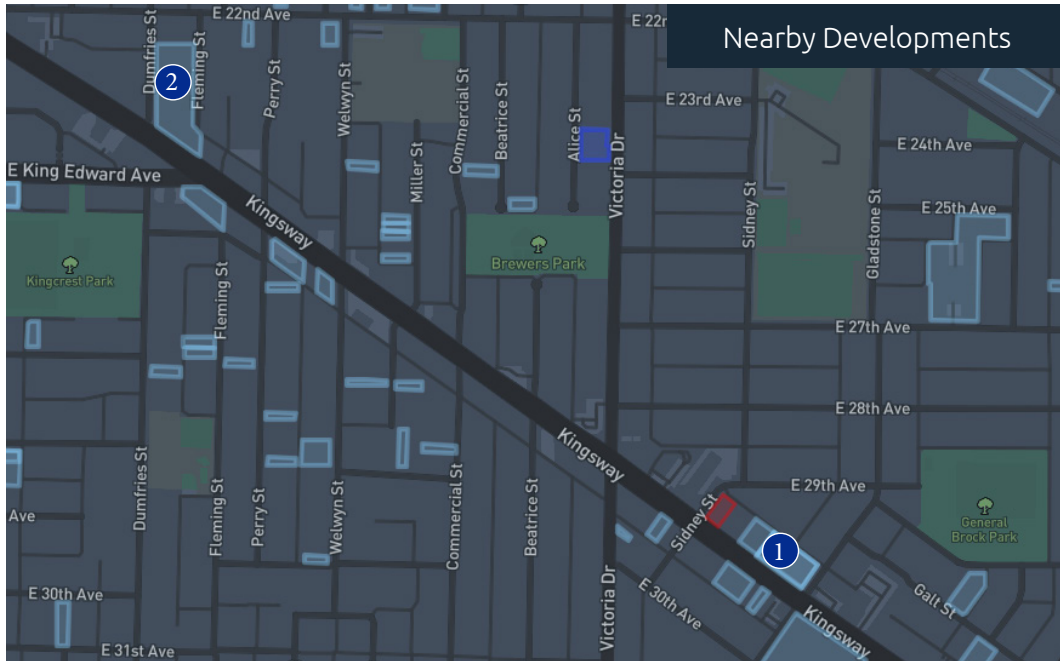
Located along the Kingsway corridor, which connects Vancouver and Burnaby, this property represents a prime development opportunity with holding income in anticipation of redevelopment. Only a 15-minute walk from the Nanaimo SkyTrain station, this location offers seamless connectivity to Downtown Vancouver and Metrotown. Additionally, it is conveniently close to essential amenities, including the T&T Supermarket, banking services, trendy eateries, and local retail boutiques, underscoring the location's amenity-rich neighbourhood for future residents. This positioning makes it an attractive proposition for investors looking for both immediate income and strategic growth through development.



Address: 2153-2199 Kingsway, Vancouver

Developer: Morrison Group

Usage: Mixed-use + Student Housing



Address: 2153 – 2199 Kingsway, Vancouver
Developer: Morrison Group
 101 Student Aparatment Units, 3.37 FSR
 27,762 SF Lot Size / 93,561 SF Buildable



Address: 1503 Kingsway, Vancouver
Developer: Cressey Properties
 161 Residential Strata Units, 4 Retail Units,
 10,000 SF Office, 2.5 FSR, 167,536 SF Buildable

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