



DEVELOPMENT OPPORTUNITY IN NEW WESTMINSTER

FOR SALE

818 EWEN AVENUE
New Westminister, BC

 **CUSHMAN & WAKEFIELD**

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THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present this development opportunity to purchase an 8,564 square foot lot in the rapidly growing neighbourhood of Queensborough in New Westminster. Surrounded by continuing population growth, this expanding community hosts an attractive assortment of amenities.

The subject property is only blocks away from both Queen Elizabeth Elementary School, and Queensborough Middle School, making it attractive to new and existing families alike. The subject property itself is currently zoned for RQ-1 Single Detached, allowing for subdivision into two Single-Family Home lots for development. Additionally, its land use under the OCP is RM - Residential Multiple Unit Buildings, potentially allowing for higher density townhouses.



SALIENT DETAILS

Civic Address	818 Ewen Avenue, New Westminster, BC
PID	013-013-912
Legal Description	Lot 27 Block 21 Plan NWP2620 District Lot 757 Land District 36
Lot Area	8,564 SF
Dimensions	70.2 x 122 ft.
Current Zoning	RQ-1 -Queensborough Neighbourhood Residential
Land Use	RM -Residential Multiple Unit Buildings
Asking Price	\$1,800,000

RQ-1 Density Table

Lot Size - Greater than or Equal to (Square Feet)	Lot Size - Less (Square Feet)	Maximum Allowed Floor Space (Square Feet)
0	4,000	The total floor space ratio shall not exceed a factor 0.5
4,000	4,100	2,400
4,100	4,200	2,435
4,200	4,300	2,470
4,300	4,400	2,505
4,400	4,500	2,540
4,500	4,600	2,575
4,600	4,700	2,610
4,700	4,800	2,645
4,800	4,900	2,680
4,900	5,000	2,715
5,000	5,100	2,750

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