



**CUSHMAN &
WAKEFIELD**

FOR SALE
3792 WEST 4TH AVENUE
VANCOUVER, BC

±13,050 SF DEVELOPMENT SITE

PRICE REDUCED



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LOCATION

The Property is located on the southeast corner of West 4th Avenue and Highbury Street in the City of Vancouver. The area, known as “West Point Grey” is located within five minutes of UBC and ten minutes from downtown Vancouver. Three of the city’s popular beaches, Jericho Beach, Locarno and Spanish Banks are a short walk or bike ride away. Point Grey Village serves as the area’s shopping district, where many independently owned businesses contribute to a village-like atmosphere.

Jericho Lands, a 90 acre future development site, is located directly across Highbury Street from the subject property. Initial development concepts include a mixed-use development to include multi-level residential buildings with housing for up to 18,000 residents, public spaces, amenities and some commercial development.

SITE DESCRIPTION

The site totals ±13,050 sq. ft. with frontages on West 4th Avenue of ±150 feet and on Highbury Street of ±87 feet.

The site is rectangular in shape, fenced and level.

SERVICES

All City services are available to the property line.

LEGAL DESCRIPTION

PID: 010-747-486

Lot 1 Block 217 District Lot 176 Plan 21612

ZONING

C-2 (Commercial)

The C-2 zoning is intended to encourage medium density mixed use developments with ground floor retail and upper floor residential. The maximum allowable Floor Space Ratio is 2.5. The maximum allowable height is 13.8 metres at the front property line and 4.6 meters at the rear property line.

ENVIRONMENTAL

A Certificate of Compliance has been issued for 3792 West 4th Avenue to certify that as of May 10th, 2022 the lands have been satisfactorily remediated to meet Ministry of Environment standards for commercial land use.

A copy of this certificate, as well as relevant environmental reports, will be made available to the prospective purchaser upon acceptance and execution of the vendor’s Standard Offer to Purchase Contract.

PROPERTY TAXES (2023)

\$122,113.00

ASSESSED VALUE (2024)

\$12,332,000

ASKING PRICE

~~\$11,750,000~~ \$9,900,000

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