

ASKING PRICE:
\$38,500,000

CBRE

COURT-ORDERED SALE
6137 - 6261
GRANVILLE STREET



DOWNTOWN VANCOUVER

W 45TH AVENUE

GRANVILLE STREET

W 47TH AVENUE

**2.45-ACRE FULL-BLOCK RESIDENTIAL REDEVELOPMENT
SITE WITH POTENTIAL TO BUILD UP TO SIX STOREYS**

THE OFFERING

CBRE Limited has been appointed by way of court order to offer the opportunity to acquire 6137-6261 Granville Street (the "Site") — a 2.45-acre residential redevelopment site with the potential to build up to six storeys in Vancouver.

The Site represents an entire block, currently improved by nine single-family homes along Granville Street, in between W 45th Ave. and W 47th Ave., for a total site size of 106,313 sq. ft. Granville Street provides excellent vehicular access throughout Metro Vancouver, with Downtown Vancouver only a 10-minute drive away. Additionally, a number of bus routes connect the Site to the Oakridge-41st SkyTrain Station on the Canada Line, offering transit-accessibility throughout the city.

The Property is situated in a prime location in the Oakridge neighbourhood, with Kerrisdale Village to the west and Oakridge Centre to the east, both providing an array of exceptional commercial amenities, including boutique shops, restaurants, department stores, and drug stores.

Oakridge Centre is currently undergoing significant redevelopment, transforming the neighbourhood into an urban hub offering 2,6000 residential units, professional workspace, a community centre, 10-acre park, live music venues, retail, dining, and more. Combined with the abundance of sought-after educational institutions, parks, and community amenities nearby, this family-oriented community offers a complete range of benefits to future residents.



PROPERTY SUMMARY

Address	6137-6261 Granville St. 1522 W 45th Ave. & 1511 W 47th Ave. Vancouver, B.C.
Site Size	106,313 sq. ft.
Existing Zoning	RS-3 (Single Family Residential)
Existing Improvement	9 Single-Family Homes
Rezoning Potential	CONTACT AGENT FOR DETAILS
Asking Price	\$38,500,000



2.45-acre redevelopment site in a premium Vancouver location, encompassing a full city block with 2 corner frontages



Up to six storey development potential with ease of development due to large, rectangular shaped site



Premium location near a variety of retail and other commercial amenities



Family-oriented neighbourhood in proximity to an abundance of schools and parks



Central location between Oakridge and Kerrisdale, only a 10-minute drive from Downtown Vancouver



Existing improvements are capable of providing holding income during the redevelopment process.



Currently zoned RS-3, the Site is improved by nine single-family homes. A successful rezoning of the Site under the Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision (ARKS) may allow for a redevelopment up to six storeys, with allocation to senior's housing, affordable housing, and social housing.

The owner has engaged Rositch Hemphill Architects to submit a rezoning pre-application to the City of Vancouver for a redevelopment project consisting of seniors housing and affordable rental housing. **Please contact the listing agents for more details about the Site's rezoning and redevelopment potential.**

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