

FOR SALE

4928 EARLES STREET VANCOUVER, BC



APPROVED DEVELOPMENT PERMIT: 10 STRATA-TITLED DWELLING UNITS INCLUDING 2 LOCK-OFF UNITS

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OPPORTUNITY

An outstanding Infill Development Opportunity in **Renfrew Collingwood** with development approval in place for **10 strata-titled homes, including two with lock-off unit options**, this thoughtfully designed project presents an exceptional opportunity in the heart of Renfrew Collingwood.

The site is ideally located near Kingsway, Highway 1, multiple SkyTrain stations, Trout Lake, Central Park, schools, Metrotown, shopping, and everyday amenities, making it highly attractive to both end users and investors.

A prime opportunity to acquire land in one of Vancouver's most connected and growing neighborhoods.

RENFREW-COLLINGWOOD

Situated in the heart of Renfrew Collingwood, this offering benefits from one of Vancouver's most vibrant and dynamic communities. Within a 3-kilometre radius, the 2024 population is 186,156 with a median age of 52 years and an average household income of \$117,568. Known for its cultural diversity, eclectic eateries along Kingsway, lush green spaces, and unbeatable access to transit - this neighborhood offers the perfect blend of urban convenience and community charm, making it an ideal location for a small scale infill development that appeals to both end users and investors.

SALIENT DETAILS

| | |
|--------------------|---|
| Address | 4928 Earles Street, Vancouver, BC |
| PID | 032-087-632 |
| Legal Description | LOT A BLOCK 115 DISTRICT LOT 37 GROUP 1 NEW WESTMINSTER DISTRICT |
| Zoning | RM-7 (Multiple Dwelling) |
| Net Site Area | ±0.18 ACRES (±7,722 SF) |
| Gross Taxes (2024) | \$13,245.70 |
| Asking Price | \$5,200,000 |



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PROPOSED DEVELOPMENT DETAILS

A new multiple dwelling building, containing ten strata-titled dwelling units and two lock-off units, consisting of:

- A floor space ratio of 1.20 (approximately 10,375 SF)
- 4-storeys with a total proposed height of approximately 37.7 ft.
- Surface parking spaces at the rear, having access from the lane

UNITS DETAILS

U1 1,474 SF (Basement & First Floor) - with a Lock-off Unit of 263 SF

U2 1,225 SF (First, Second and Third Floor)

U3 1,191 SF (First, Second and Third Floor)

U4 658 SF (First Floor)

U5 749 SF (Basement)

U6 749 SF (Basement)

U7 658 SF (First Floor)

U8 1,191 SF (First, Second and Third Floor)

U9 1,225 SF (First, Second and Third Floor)

U10 1,462 SF (Basement & First Floor) - with a Lock-off Unit of 263 SF



*Conceptual Rendering



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