



FOR SALE

1628 & 1632 MAHON AVENUE

North Vancouver, BC V7M 2S8



CUSHMAN &
WAKEFIELD



OAKWYN REALTY LTD.

OPPORTUNITY

Cushman & Wakefield with Oakwyn Realty is pleased to present a rare chance to acquire two adjacent residential lots in the City of North Vancouver, ideally suited for a townhome development under current zoning. Located in a highly desirable neighborhood with excellent access to amenities, transit, and schools, these properties offer developers a prime infill site in one of the North Shore's most sought-after communities. With strong demand for multi-family housing and limited supply of land, this is an exceptional opportunity to create a high-value project in a thriving market.



PROPERTY HIGHLIGHTS

SALIENT DETAILS

Addresses	1628 & 1632 Mahon Avenue North Vancouver, BC V7M 2S8
Zoning	CD-263
OCP	Residential Level 3
Land Area	11,893 SF
Gross Property Taxes (2025)	\$13,686.50
Sale Price	\$4,000,000



Two
adjacent lots



Zoning supports
townhome
development



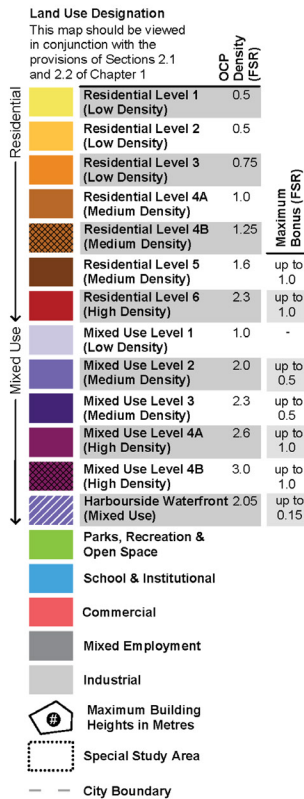
Deep lots
offering flexible
design options



Close to schools,
parks, transit,
and amenities



Strong demand
for housing on the
North Shore

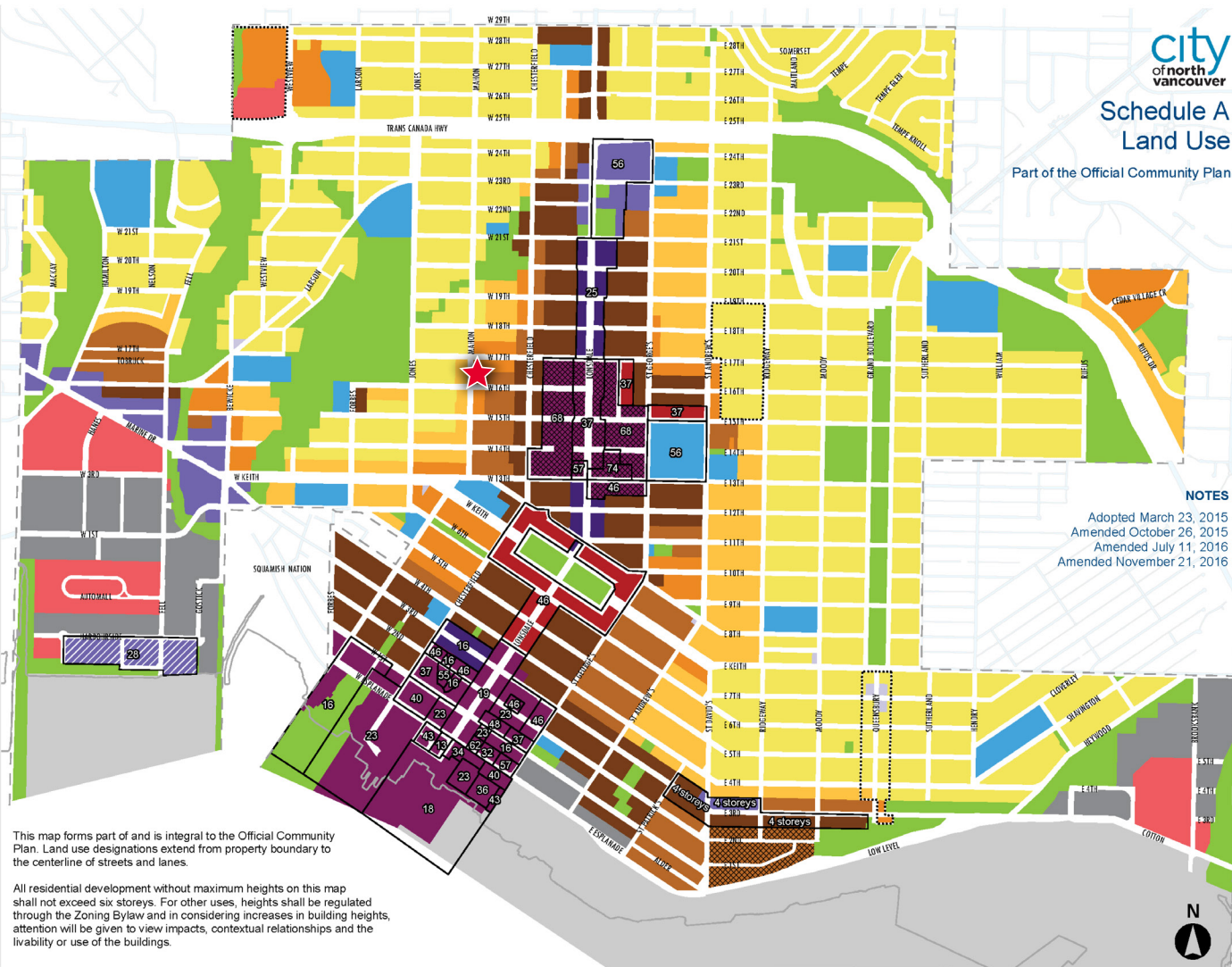


Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.



OCP MAP

Residential Level 3 (OCP Designation)

Residential Level 3 is intended for low-density attached housing forms, such as townhomes or rowhouses, that provide a transition between single-family neighborhoods and higher-density areas. This designation supports a maximum Floor Space Ratio (FSR) of 0.75, allowing for ground-oriented multi-family development while maintaining a pedestrian-friendly streetscape. The goal is to create diverse housing options that blend with surrounding residential areas and contribute to a balanced, sustainable community.

EXISTING ZONING: CD-263 Zone

Each subject lot is currently zoned CD-263 which allows for four, three-bedroom dwelling units on each property. The permitted building height is up to 28 feet, and the principal building shall not exceed a gross floor area of 0.6 FSR.



For more information, please contact:

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