

FOR SALE

9TH AVENUE/56TH STREET

TSAWWASSEN, BC





OPPORTUNITY //

C&W is pleased to present the very rare opportunity to acquire a 17-home assembly in the heart of Tsawwassen. This 4.11-acre assembly offers developers the opportunity to take on a large-scale townhouse development in what has been a long standing single family home neighborhood in Tsawwassen. This development offers immediate access to 56th Avenue along with walkability to the Tsawwassen downtown core area. The overall scope and size of the development could allow for a variety of unit size including rental and market townhouse. The Official Community Plan for Tsawwassen also allows for re-development to small single family, town and row houses, as well as commercial allowances for neighborhood stores, café’s and childcare facilities.

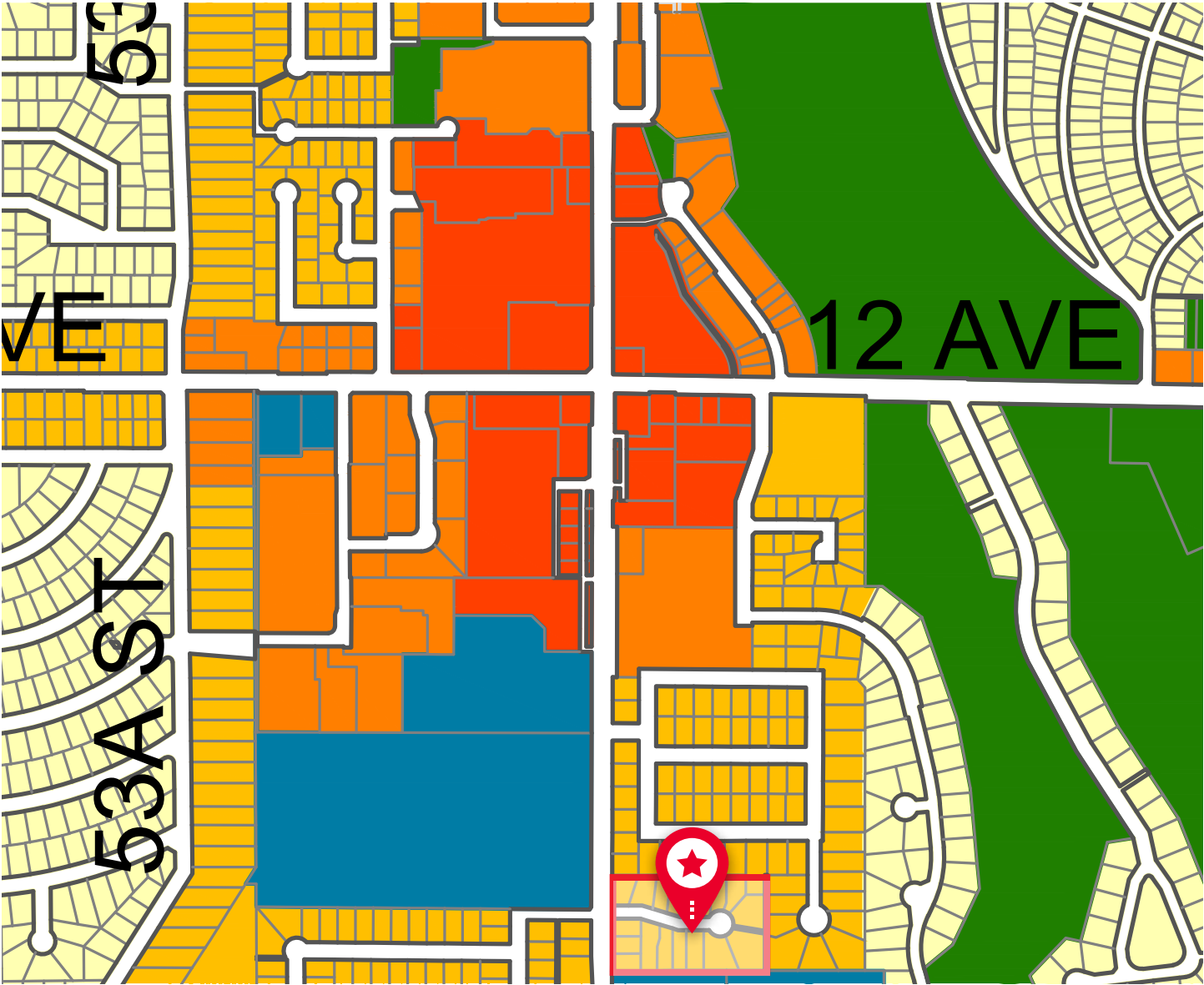
ASKING PRICE //

Contact Listing Agents

















SALIENT DETAILS //

Address	Lot Size	Gross Tax
5619 9 Ave	9,394 SF	\$4,727
5623 9 Ave	9,712 SF	\$5,150
5633 9 Ave	7,564 SF	\$5,273
5643 9 Ave	11,389 SF	\$5,318
5651 9 Ave	13,595 SF	\$6,034
5659 9 Ave	8,233 SF	\$4,890
5669 9 Ave	8,786 SF	\$5,998
5683 9 Ave	14,417 SF	\$5,869
5674 9 Ave	19,140 SF	\$10,341
5658 9 Ave	15,014 SF	\$5,695
5642 9 Ave	10,265 SF	\$5,478
5640 9 Ave	8,121 SF	\$5,085
5636 9 Ave	9,380 SF	\$5,132
5624 9 Ave	12,399 SF	\$5,417
866 56 St	7,183 SF	\$3,850
886 56 St	7,183 SF	\$4,071
5610 9 Ave	7,418 SF	\$4,341
TOTAL	179,193 SF	\$92,667



OFFICIAL COMMUNITY PLAN //

	Agricultural
	Conservation and Leisure
	Park
	Civic and Institutional
	Small Scale Residential
	Mixed Residential
	Neighbourhood Centres and Corridors
	Urban Centres
	Scott Road Corridor
	Industrial
	Marine Mixed Use
	See Height Map
	Master Planned Development
	Scottsdale Exchange TOD Area

Land Use: Mixed Residential (MR)

Purpose	Provide opportunities for low density ground-oriented and ‘missing middle’ forms of housing focused on areas close to services and transit.
Main Building Types	<ul style="list-style-type: none">• Houseplexes• Townhouses• Rowhouses• Accessory dwelling units, including secondary suites, coach homes, garden suites• Local neighbourhood stores, cafes, childcare
Main Uses	<ul style="list-style-type: none">• Residential• Limited retail and services such as local neighbourhood stores, cafes, or commercial childcare facilities
Height/Density	Up to 3 storeys



TOTAL AREA
4.11 ACRE (179,193 SF)



ZONED FOR
TOWNHOUSES



WALK SCORE
81

LOCATION //

The subject assembly is located on the east side of 56th Avenue, directly south of the Tsawwassen downtown core area. This 17-home assembly is surrounding by mature single family neighborhoods but allows for walkability to several retail amenities in the area. Conversion to townhouse would be ideal in this location as a downsizing option to the surrounding neighborhoods in the area.

Highway #17 and the Tsawwassen Mills Shopping Mall are a 5-minute drive from this location along with short drives to the BC Ferry terminals and the US Border to Point Roberts.

DEMOGRAPHIC OVERVIEW //

Tsawwassen Demographics	
Population	23,940 (2021)
Average Household Income	\$119,338
Structure Type	46.8% Houses 42.1% Apartments
Average Age	45 years



AMENITIES //

- 1

Save On Foods
- 2

Scotiabank
- 3

Starbucks
- 4

White Spot
- 5

Tim Hortons
- 6

Home Hardware
- 7

Meridian Farm Market
- 8

Thrifty Foods
- 9

Shoppers Drug Mart
- 10

Anytime Fitness
- 11

Subway
- 12

BC Liquor
- 13

TD Bank
- 14

BMO
- 15

RBC
- 16

Domino's Pizza
- 17

Dairy Queen
- 18

7-Eleven
- 19

Tsawwassen Mills Outlet
- 20

Tsawwassen Commons



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TSAWWASSEN, BC



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