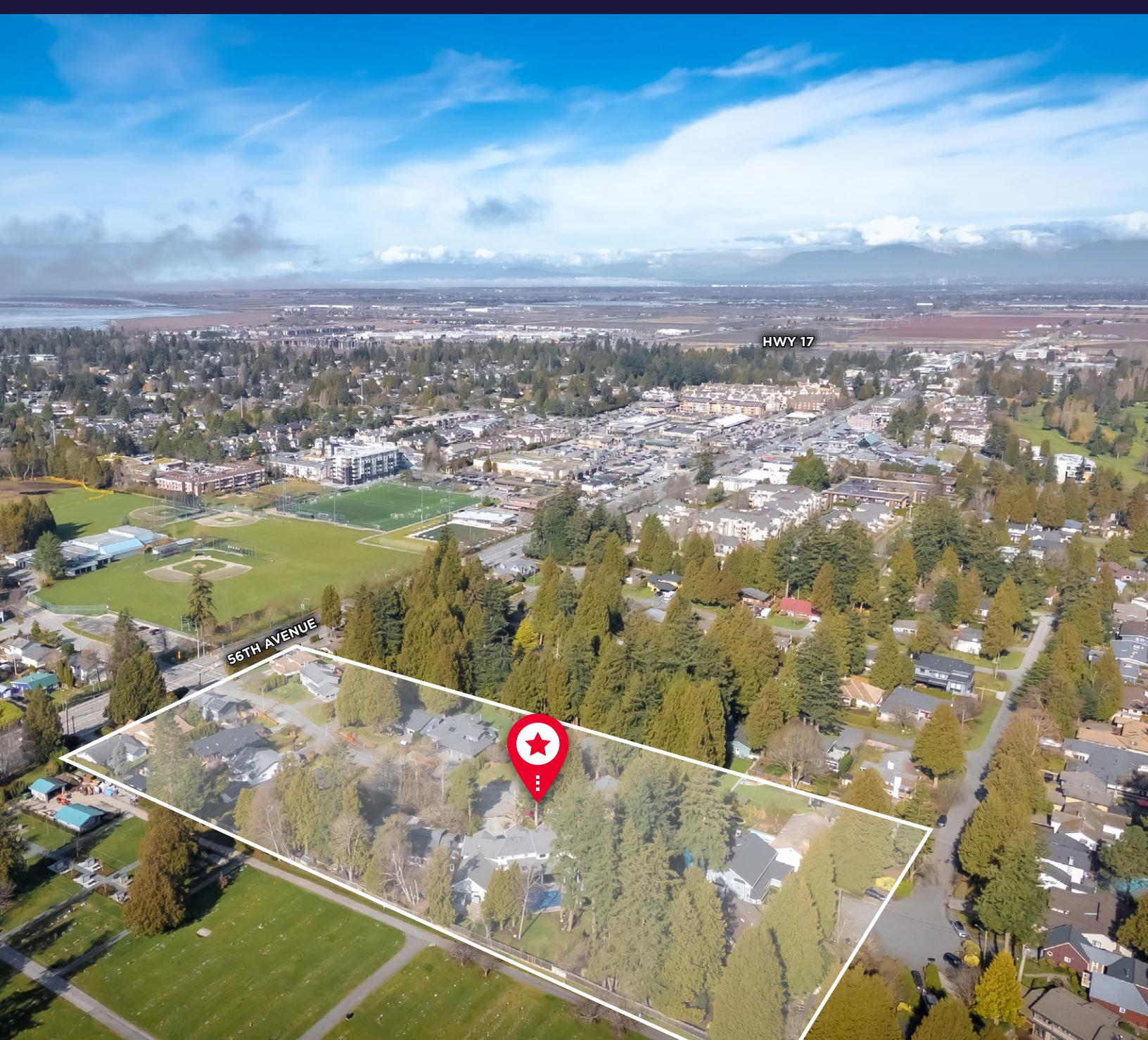


FOR SALE

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, cafe's and childcare facilities.

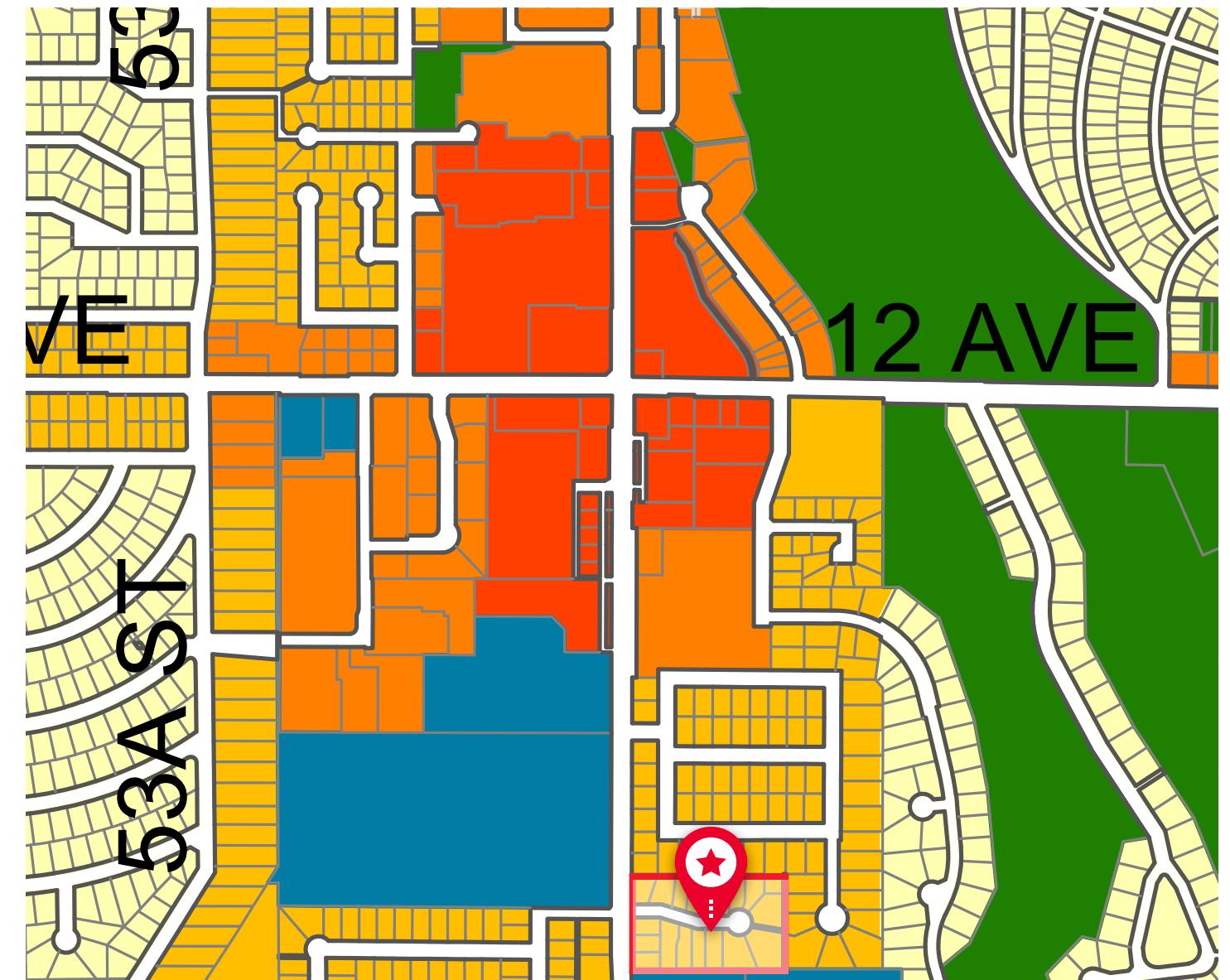
ASKING PRICE //

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

- Houseplexes
- Townhouses
- Rowhouses
- Accessory dwelling units, including secondary suites, coach homes, garden suites
- Local neighbourhood stores, cafes, childcare

Main Uses

- 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 //

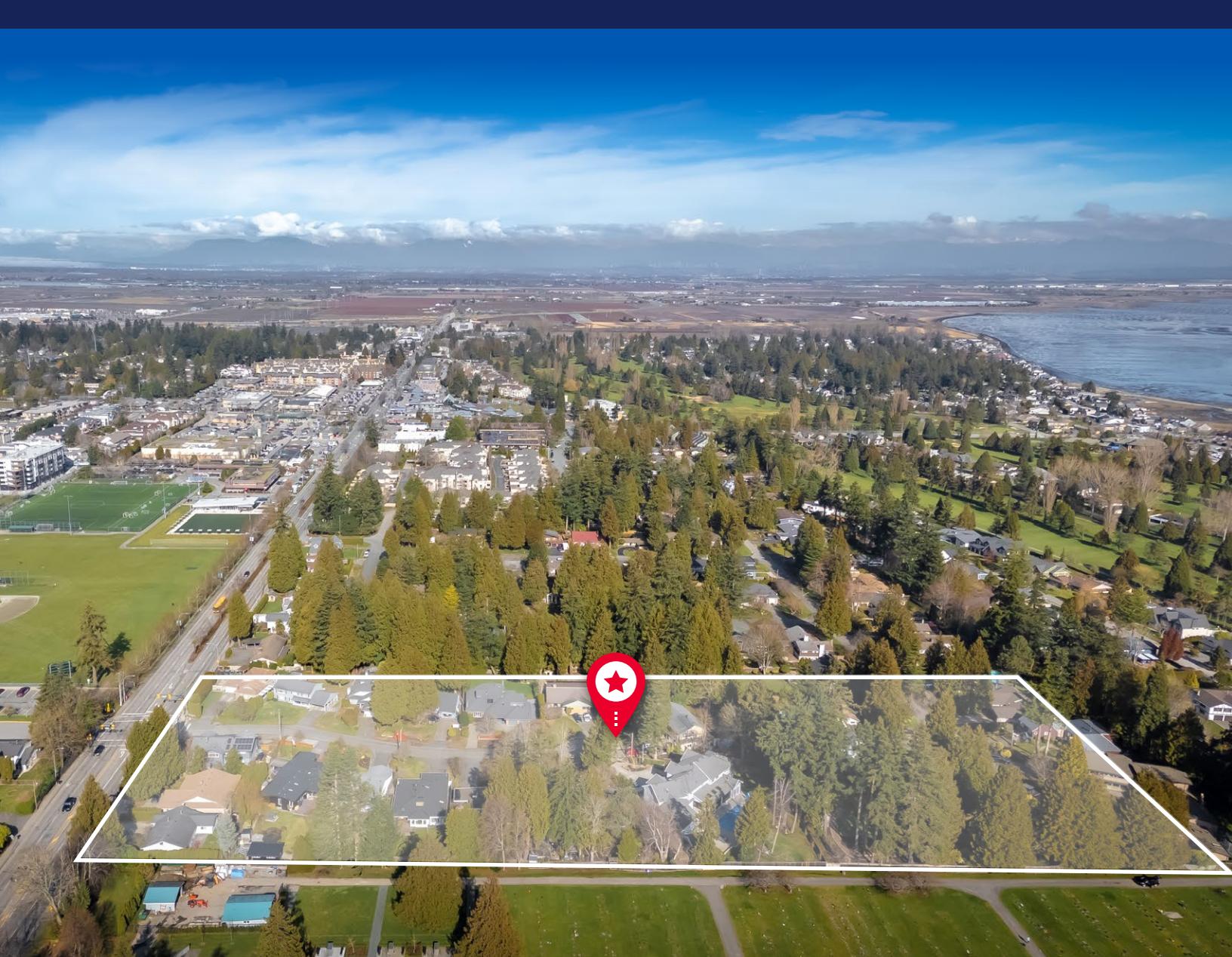
The subject assembly is located on the east side of 56th Avenue, directly south of the Tsawwassen downtown core area. This 17-home assembly is surrounding by mature single family neighborhoods but allows for walkability to several retail amenities in the area. Conversion to townhouse would be ideal in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

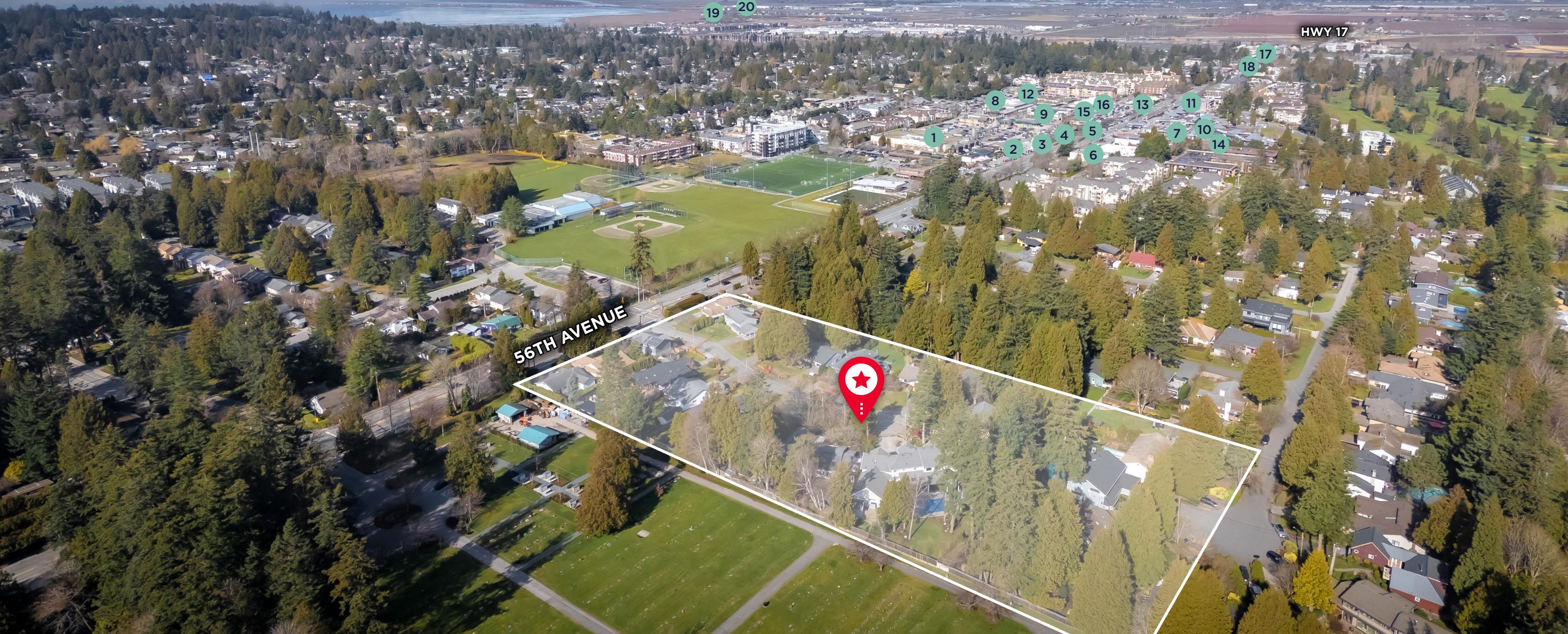
Tsawwassen Demographics

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



AMENITIES //

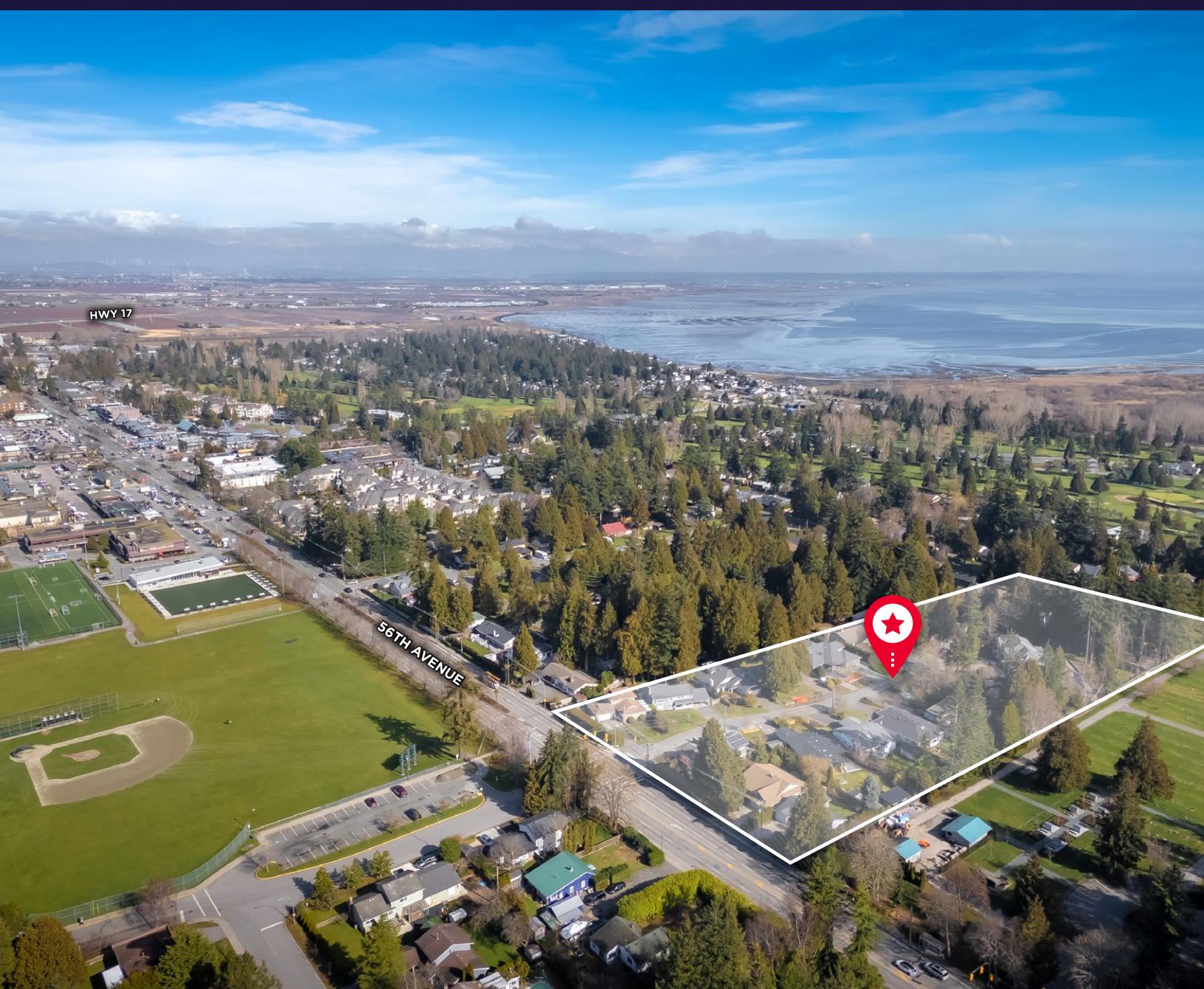
| | | |
|------------------------|----------------------|----------------------------|
| 1 Save On Foods | 8 Thrifty Foods | 15 RBC |
| 2 Scotiabank | 9 Shoppers Drug Mart | 16 Domino's Pizza |
| 3 Starbucks | 10 Anytime Fitness | 17 Dairy Queen |
| 4 White Spot | 11 Subway | 18 7-Eleven |
| 5 Tim Hortons | 12 BC Liquor | 19 Tsawwassen Mills Outlet |
| 6 Home Hardware | 13 TD Bank | 20 Tsawwassen Commons |
| 7 Meridian Farm Market | 14 BMO | |



FOR SALE

9TH AVENUE/56TH STREET

TSAWWASSEN, BC



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