

**PRICE REDUCED
TO \$4,300,000**

FOR SALE

**4,403 SF RETAIL ASSET WITH
UNDERLYING DEVELOPMENT LAND**



8614 JOHNSTON ROAD

WHITE ROCK, BC

- PRIME DEVELOPMENT PROPERTY
- EXCELLENT OPPORTUNITY FOR INVESTORS OR OWNER-USERS



SITE OVERVIEW



- High profile retail strip mall with existing income
- Opportunity to occupy a portion of the premises as an owner-user
- Longer term re-development play as the site is designated with a 3.5 FAR
- The surrounding area is a thriving retail hub with immediate access to the White Rock Strip and several amenities
- Option to purchase by White Rock Elks Holding Society registered on cross hatch portion of the property
- Proximity to the Peach Arch Hospital creates an excellent opportunity for medical based users
- An abundance of residential and commercial development is already underway in the immediate area

OPPORTUNITY

C&W is pleased to present an opportunity to acquire a freehold interest in 1468 Johnston Road, a retail-based strip centre with the potential to re-develop at a future date. 1468 Johnston is situated in the heart of White Rock's Town Centre Commercial/Residential zone which allows for an approximately 3.5 FAR development density. With consultation with the City of White Rock, this density can be increased. This is a great opportunity to be the owner-user in an income producing asset with great future development potential.

SALIENT DETAILS

- PID: 001-203-258
- Land Use: Commercial/Residential – 3.5 FAR with the potential for additional density with rental provisions
- Lot Area: 18,767 SF*
*The Elks Society has a pre-paid option to purchase the property registered on title; the Option enables the Elks Society to complete the purchase of approximately half the lot, leaving the purchaser of 1468 Johnston with roughly 9,383 SF.
- Zoning: CR-1
- Gross Tax: \$60,789.08 (2024)

Tenant	Size
Envy Nail Salon & Tanning	1,260 SF
Big Feet	1,048 SF
Mahalo Babes	1,081 SF
EZ Vape	1,014 SF

[DRONE VIDEO LINK](#)

SITE OVERVIEW

PERMITTED USES

CR-1 ZONE

A neighbourhood convenience store.

A one-unit residential use.

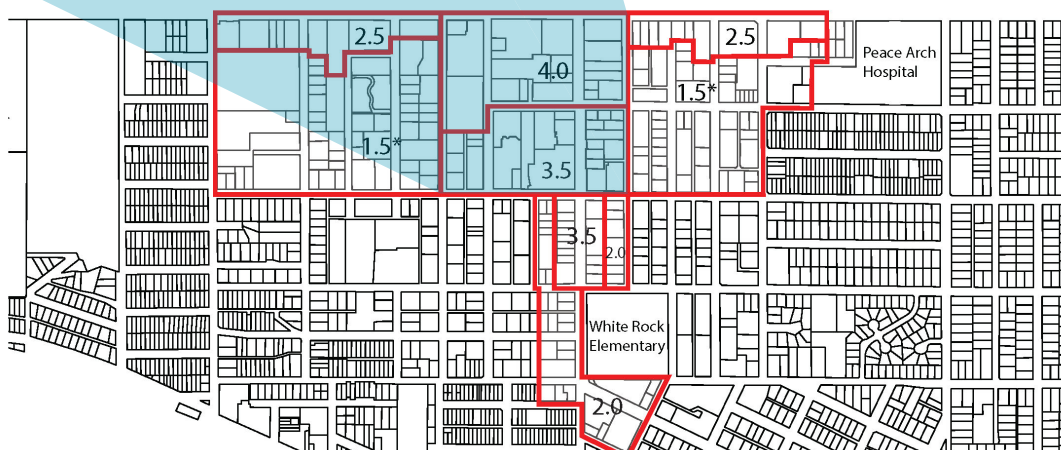
A retail service use, limited to:

- Art galleries
- Bakery shops
- Barbers
- Book shops
- Dance studios
- Drug stores
- Dry cleaners
- Fish markets
- Grocery stores
- Hairdressers
- Launderettes
- Meat markets
- Professional and semi-professional offices
- Stationary stores and tailors

LAND USE



- 1468 Johnston Road is contained within the Town Centre zone in the White Rock Official Community Plan
- Density up to a 3.5 FAR is permitted
- New projects will be focused on residential development along with a mixture of commercial, civic and retail uses
- An excellent opportunity to become part of a future re-development in the heart of White Rock





SHOPPING

1. White Rock Supermarket Ltd
2. Rexall
3. Thrifty Foods
4. Maderaworkx
5. White Rock Farmers' Market
6. Nature's Fare Market
7. WorldServe Thrift White Rock
8. Winners Department Store

RESTAURANTS

1. Phò 777 Vietnamese
2. Dining Wok Shanghai Restaurant
3. Uptown Pizza White Rock
4. Wooden Spoon
5. Leela Thai Restaurant
6. McDonald's
7. Ojas Blend (White Rock)
8. Bánh Mi Trê Bon

FINANCIAL SERVICES

1. RBC Royal Bank
2. Prospera Credit Union
3. Scotiabank
4. TD Canada Trust Branch & ATM
5. BMO Bank of Montreal
6. CIBC Wood Gundy White Rock
7. RBC Royal Bank

LOCATION

Johnston Avenue is a vibrant retail corridor with a great mixture of office and residential development in the surrounding area. This retail node acts as the access point to White Rock and is only a short drive from the Marine Drive strip along the ocean. There has been substantial tower re-development in the area as the population in White Rock continues to thrive and grow.

The Peace Arch Hospital is only a few blocks away creating a good opportunity for medical based users to lease or own their own retail space with future development potential.

For more information, please contact:

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