

# HOLDING & DEVELOPMENT OPPORTUNITY IN MARPOLE



For Sale

1410-1414

SW MARINE DR  
Vancouver, BC

*Daniel Yu*  
HELPING YOU MOVE FORWARD

 **RE/MAX** REAL ESTATE SERVICES

DANIEL YU  
COMMERCIAL INVESTMENTS  
604 671 0700  
danielyu@remax.net  
VancouverDwelling.com

RE/MAX REAL ESTATE SERVICES  
N410 650 W41ST AVE,  
VANCOUVER, V5Z 2M9  
604 263 2823  
findahomevancouver.ca



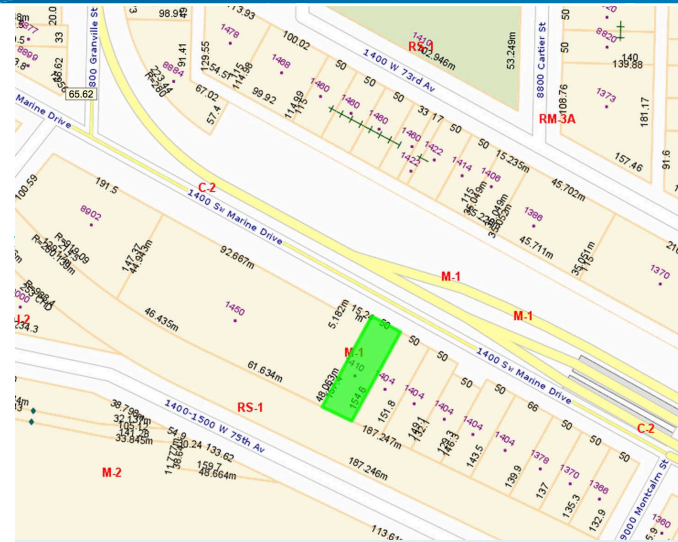
## KEY HIGHLIGHTS

- Central and high traffic location near Granville St in Marpole area.
- Many upcoming developments occurring within the close-by Marpole Community Plan.
- Ease of access to airport & downtown.
- Rezone into C-2 for future potential mixed-used & multi-family development.
- Ideal holding property and huge developing potential.

# 1410-1414 SW MARINE DRIVE, MARPOLE, VANCOUVER

## SALIENT FACTS

Civic Address:	1410 1412 1414 SW MARINE DR, VANCOUVER	
Legal Address:	PL VAP2067 LT 21 BLK 1 DL 318 LD 36	
Location:	Property located off Granville St close to Arthur Laing Bridge. Convenient access between Vancouver & Richmond.	
Site Area:	7,800 SF Frontage: 50 ft Depth: 154.6 & 157.4 ft	
Improvements:	The Property is improved with a small freestanding office of 350 SF with month to month tenancy.	
Current Zoning:	M-1	
Neighbourhood:	Nearby Marpole community rezoning area revamped by many upcoming developments with increases in population and businesses. Close-by New Outlet mall - McArthurGlen.	
Assessed Value (2014)	Land:	\$1,065,000
	Improvement:	\$ 1,300
	Total:	\$1,066,300
Gross Taxes (2014):	\$11,896.74	
<b>Asking Price:</b>	<b>\$1,880,000</b>	



## CONTACT US

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