

# SIDNEY HUI

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Your Vancouver House and Townhouse Expert



## Land Assembly – Prime Location – Joyce-Collingwood Station Precinct

**C\$14,460,000** - ID: 1327 - Vancouver - Single Family House

### LAND ASSEMBLY AND DEVELOPMENT OPPORTUNITY

3335 3339 and 3347 Clive Avenue, Vancouver, B.C.

#### Location

Joyce-Collingwood neighbourhood is one of the most vibrant, transforming and multicultural communities in the City of Vancouver. The subject properties are centrally located within steps from Joyce-Collingwood Station, a transit hub linking Downtown and other cities and serving the residential areas of Collingwood and Killarney and the commercial strip of Kingsway. As prescribed in the latest Joyce-Collingwood Station Precinct Plan, the city will encourage and intensify more transit-supportive, mixed-use, walkable development around the Station.



**Civic Address and Legal Description**

- 3335 Clive Avenue, Vancouver, B.C.  
PLAN VAP16378 LT 2 BLK 154 DL 37 LD36
- 3339 Clive Avenue, Vancouver, B.C.  
PLAN VAP16378 LT 3 BLK 154 DL 37 LD36
- 3347 Clive Avenue, Vancouver, B.C.  
PLAN VAP16378 LT 4 BLK 154 DL 37 LD36

**Lot Size**

	Frontage (ft.)	Depth (ft.)	Lot Size (sq. ft.)
3335 Clive Ave.	30.90	131.16	4,052.16
3339 Clive Ave.	30.89	131.16	4,051.58
3347 Clive Ave.	30.90	131.16	4,052.16
Total	92.69	131.16	12,155.90

All measurements are approximate and should be verified if important.

**Site Description**

On the east property line of the subject site is a high rise and townhouse complex right across from the entrance of the Joyce-Collingwood Station. The site is rectangular and comprises of three legal lots with an approximate frontage of 92.69 ft. on

Clive Avenue. The depth of the site is approximate 131.16 ft. The lots actually back onto Vanness Street which is an added advantage for site development.

### **Existing Zoning**

CD-1 (218)

### **Development Potential**

As described in the Joyce-Collingwood Station Precinct Plan, the subject properties are in the sub-area V1 of Vanness Avenue which may allow the maximum mid-rise heights of 120?. And depending on the site consolidated frontage, the FSR could range from 2.25 to 3.5. Please refer to the contents of the City's Plan.

In late 2017, the presale of a strata high-rise in the neighbourhood met with tremendous response and successful result. This is an indication of the high demand of quality strata units in the Joyce-Collingwood area.

### **Property Taxes (2017)**

3335 Clive Ave: \$4,413.48

3339 Clive Ave: \$4,535.70

3347 Clive Ave: \$4,490.04

### **Asking Price**

3335 Clive Ave: \$4,820,000

3339 Clive Ave: \$4,820,000

3347 Clive Ave: \$4,820,000

Total: \$14,460,000

Offers should be submitted to the Attention of Sidney Hui and Edwin Hui  
Sutton Group West Coast Realty (Van49)

## **Sidney Hui**



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