

FOR SALE BY COURT ORDER

851 WEST 28TH AVENUE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRIME DEVELOPMENT PROPERTY SOUTH CAMBIE PLAN



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THE OPPORTUNITY

Lee & Associates Vancouver is proud to present the exclusive opportunity to acquire 851 West 28th Avenue, Vancouver – an 18,742-square-foot development site located within the Cambie Corridor Plan. The property had plans for 20 townhomes and offers potential for rezoning under the Transit Oriented Area (TOA) framework permitting development of up to eight storeys.

SOUTHEAST PERSPECTIVE



SALIENT DETAILS

Civic Address	851 West 28th Avenue, Vancouver, BC, V5Z 2H6
Legal Description	LOT A BLOCK 717 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP92567
PID	030-848-806
Lot Size	18,742 SF (three lots consolidated)
Zoning	RM-8A – Multiple Dwelling
Community Plan(s)	Cambie Corridor Phase 3 – Townhouses Queen Elizabeth (up to 1.2 FSR, up to 3 storeys); Transit Oriented Area (TOA): King Edward Station 400m -800m, max 3.0 FSR, max 8 storeys
2025 Property Taxes	\$62,134.60
Asking Price	\$10,500,000

INVESTMENT HIGHLIGHTS

- » Townhouse redevelopment opportunity in South Cambie
- » Rezoned to RM-8A
- » Plans for 20 townhomes and a buildable area of 22,981.52 SF
- » 50 feet from BC Children’s and Women’s Hospitals
- » Proximity to Queen Elizabeth Park, and Van Dusen Gardens
- » High-demand area for luxury condo and rental product
- » Optional assembly potential with neighboring lots (currently listed)



FOR SALE

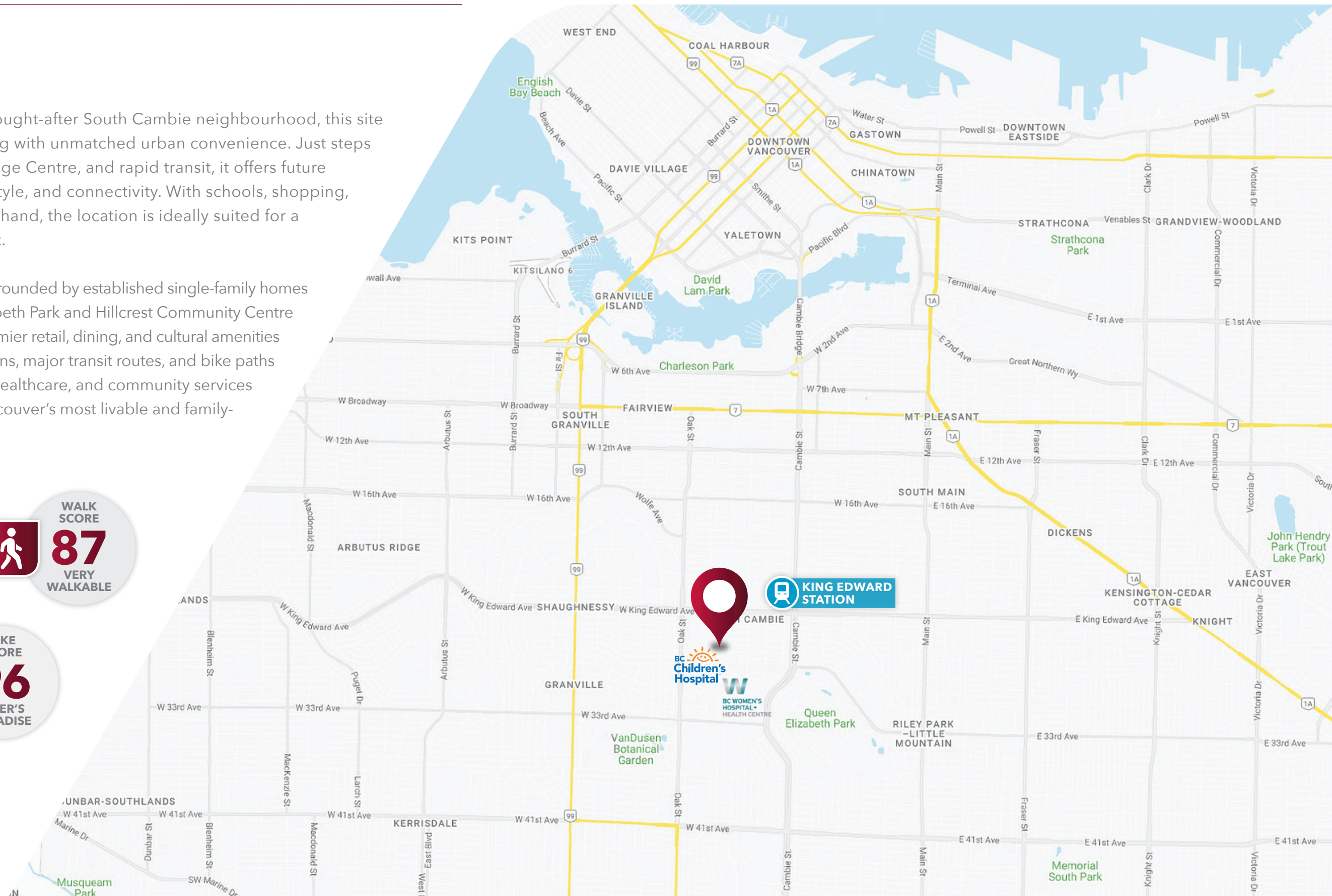
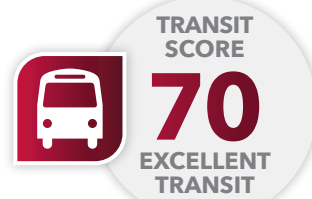
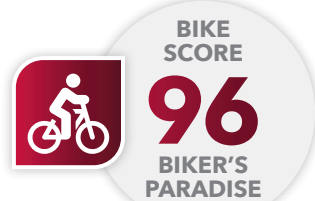
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LOCATION

Perfectly situated in Vancouver's sought-after South Cambie neighbourhood, this site combines a quiet residential setting with unmatched urban convenience. Just steps from Queen Elizabeth Park, Oakridge Centre, and rapid transit, it offers future residents a balance of nature, lifestyle, and connectivity. With schools, shopping, and community amenities close at hand, the location is ideally suited for a boutique townhouse development.

- » Prestigious West Side location surrounded by established single-family homes
- » Walking distance to Queen Elizabeth Park and Hillcrest Community Centre
- » Minutes from Oakridge Park's premier retail, dining, and cultural amenities
- » Easy access to Canada Line stations, major transit routes, and bike paths
- » Close proximity to top schools, healthcare, and community services
- » A rare opportunity in one of Vancouver's most livable and family-friendly neighbourhoods



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OFFERING PROCESS

Detailed property information and due diligence materials will be made available to qualified parties upon execution of a Confidentiality Agreement (CA). Please contact the listing team for access to the data room and guidance on submission protocols and Offer form.

This offering for sale is by court order, and all offers for the property will be subject to approval by the Supreme Court of British Columbia.



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