



**2465 West
41st Avenue**
Vancouver, BC

Site Size:
17,614 SF

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For Sale by Court Order High Exposure Development Site in Kerrisdale Village

Mixed-Use development site situated on the northeast corner of West 41st Avenue and Larch Street in Vancouver's prestigious Kerrisdale neighbourhood. A 7 minute walk from Kerrisdale Community Centre and at the entrance to Kerrisdale Village, the property is situated among numerous shops and services, trendy restaurants, parks and education.

Salient Facts

Civic Address 2465 West 41st Avenue, Vancouver, BC

PID 031-744-044

Location The subject site is located at the northeast corner of West 41st Avenue and Larch Street within the Kerrisdale neighbourhood

Site Area

Gross Site Area*:	17,614 SF
Road Dedication:	2,302 SF
Net Site Area:	15,312 SF

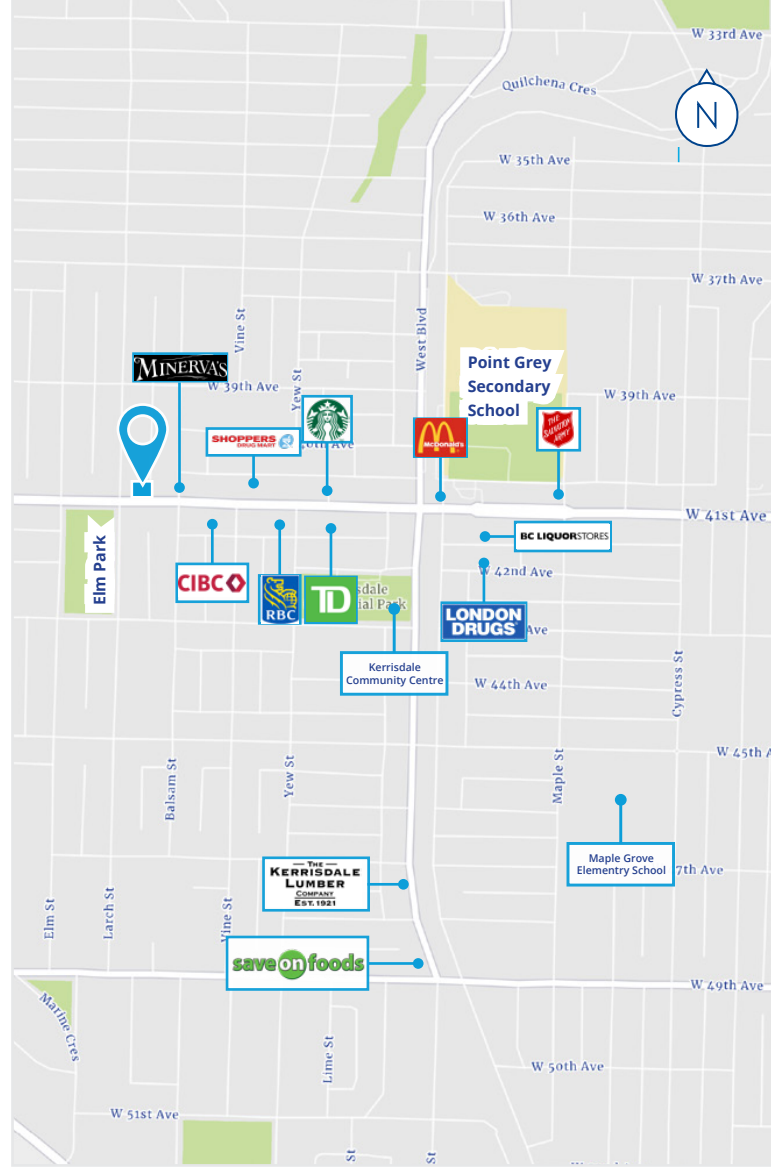
*Density is based on Gross Site Area

C-2 Maximum Density 3.5 FSR (secured mixed-use rental residential)
2.5 FSR (mixed-use strata residential)

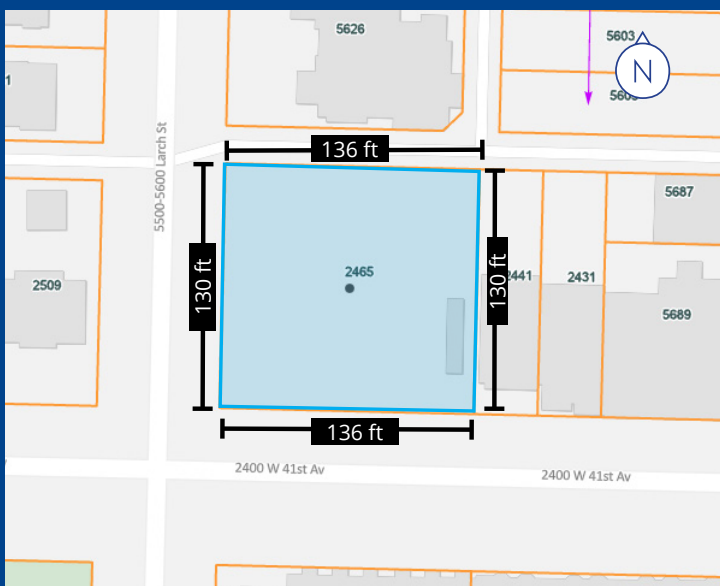
Total Assessed Value (2024)

Land:	\$19,462,000
Buildings:	\$10,000
Total:	\$19,472,000

Property Taxes (2024) \$193,227



Legal Plan



Rendering

