

**NAI Commercial**

**COURT  
ORDERED SALE**

VANCOUVER-BLAINE HWY

KING GEORGE BLVD

160 ST

**15855  
VINE AVE**

16 AVE

KENT ST

**15855 Vine Avenue** | White Rock, BC

**FOR SALE**  
Prime Redevelopment or Value Add Opportunity

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## Salient Details

### Civic Address

15855 Vine Avenue  
White Rock, BC V4B 2T5

### Legal Description

Lot 239, Plan NWP36249,  
Section 11, Township 1, New  
Westminster Land District

PID: 007-365-187

### Lot Size

±6,514 SF

### Frontage

±47.90 FT

### Depth

±136 FT

### Bedrooms

2

### Bathroom

1

### Zoning

RS-2

### Year Built

1972

### Property Taxes (2024)

\$5,722.50

### Price

\$999,999

*All offers are subject to court  
approval.*



# 15855 Vine Avenue

## White Rock, BC

## Opportunity

15855 Vine Avenue presents a rare opportunity to secure well-located property in the heart of White Rock with redevelopment or value-add potential. Situated on a level lot, this rancher is being sold as is, with all offers subject to court approval.

Under the City of White Rock's Small-Scale Multi-Unit Housing (SSMUH) guidelines, the site qualifies for up to four (4) dwelling units, with a maximum density of 1.15 FSR and site coverage of 50%. Whether you are an investor or developer this is a prime infill opportunity in a desirable residential neighbourhood just minutes from the beach, schools, parks, and amenities.

The existing home may be renovated providing a value-add opportunity for homeowners and investors alike.



*Prime Building Lot or  
Value Add Property in White Rock*



## Location

Located in a quiet residential neighbourhood, this property is just minutes from White Rock's iconic beach, and the vibrant Johnston Road corridor, home to boutique shops, restaurants, and cafés. Residents enjoy easy access to highly rated schools, Peace Arch Hospital, transit, parks, walking trails and more. White Rock offers a rare blend of coastal charm, urban convenience, and community-focused living.

### SCHOOLS

- ▶ Peace Arch Elementary
- ▶ Earl Marriott Secondary School
- ▶ White Rock Elementary
- ▶ St. John Paul II Academy
- ▶ Little Footprints Academy

### RESTAURANTS AND CAFÉS

- ▶ Browns Socialhouse
- ▶ Chez Christophe
- ▶ Wooden Spoon
- ▶ White Rock Beach Beer Company
- ▶ The Boathouse Restaurant
- ▶ Ricardo's
- ▶ The Ocean Beach
- ▶ Zapoteca
- ▶ Islands Café
- ▶ Laura's Coffee Corner
- ▶ Grounds & Greens Cafe

### SHOPPING

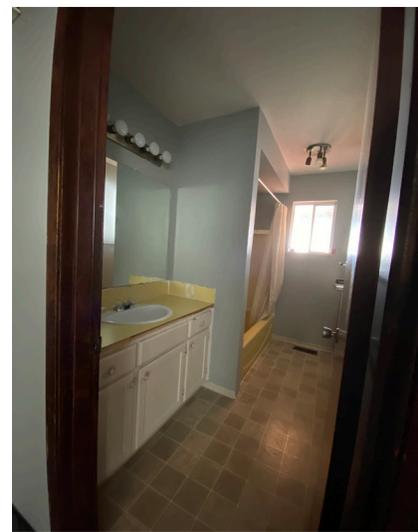
- ▶ Semiahmoo Mall
- ▶ Save On Foods
- ▶ Winners
- ▶ Shoppers
- ▶ Fruiticana South Surrey
- ▶ Windsor Square Shopping Centre

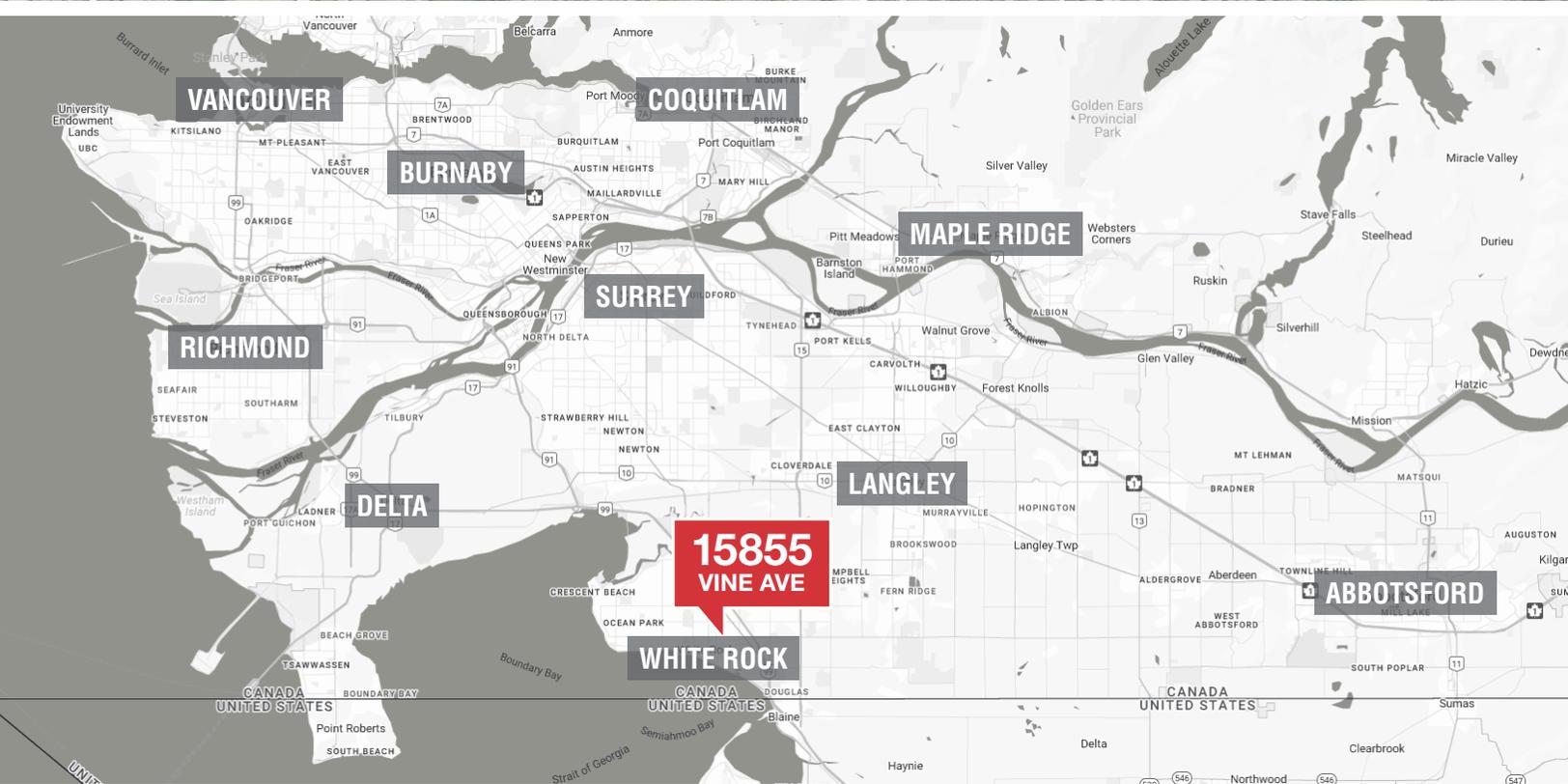
### AMENITIES

- ▶ White Rock Pier
- ▶ Peace Arch Hospital
- ▶ White Rock Museum & Archives
- ▶ Crescent Beach
- ▶ Bakerview Park
- ▶ Centennial Park
- ▶ South Surrey Athletic Park

### AREA

- ▶ Minutes from Highway 99
- ▶ Canada/USA border
- ▶ Marine Drive





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