

# 15 ACRES FOR SALE

LOT 17 RIVERSIDE DRIVE, NORTH VANCOUVER



## HIGHLIGHTS:

- 15.1 ACRES
- 653,400 SQ.FT. LOT SIZE
- ZONED RS-1
- ACCESS TO HWY-1
- CLOSE TO AMENITIES
- DEVELOPMENT POTENTIAL

★ NEW ROAD ACCESS WILL BE NEXT TO 1196 RIVERSIDE - THIS ADDRESS CAN ALSO BE USED FOR GOOGLE MAPS

LOT 17  
15.1 ACRES

PRIVATE PROPERTY  
829 BROWNING PLACE  
13.8 ACRES

SUBJECT PROPERTY





## LOT 17 RIVERSIDE DRIVE NORTH VANCOUVER

### THE OPPORTUNITY

The property represents an opportunity to acquire a 15.1 acre residential development site in the District of North Vancouver. (Google "1050 Riverside Drive" for location)

### THE LOCATION

The property is located on the East side of Riverside Drive. The property runs North-South between Carnation Street and Bendale Road, in the District of North Vancouver's Riverside community - a 10 minute drive to Deep Cove. The property is close to all retail shopping amenities, Northlands and Capilano golf clubs, Mount Seymour Provincial Park, and easily accessible to the Trans Canada Highway and the Iron Workers Memorial Bridge.

Lot 17, Riverside Drive - Rare opportunity to acquire 15.1 acres of pristine potential subdividable land in the District of North Vancouver's Riverside Community. Approximately 13.8 acres zoned RS1 (Single-Family Residential One Acre Zone) and 1.3 acres zoned PRO (Parks, Recreation and Open Space Zone) 80% of the property is flat and can be built on, only portion that is steep (30-50% slope) flanks Riverside Drive. New zoning allows between 1-6 Homes being built on the property (Rendering showcases one large home with pool and tennis court) Property has some significant trees on site and is undeveloped with numerous unofficial walking trails stretching North to South. Seller has submitted a Development Permit Application for driveway access off Riverside Drive, the second eastern access option is off Bendale/Carnation Streets. Approximate Property Location on Google Maps Search is "1050 Riverside Drive" Data Room with current reports incl survey, environmental, geo tec all available upon request.

## PROPERTY DETAILS

15.1 ACRES (657,756 SQ.FT.)

\$15,755.10 2023 PROPERTY TAX

VACANT LAND

ZONING RS-1 (SINGLE FAMILY  
RESIDENTIAL ONE ACRE)

PID: 003-096-696

MLS® NUMBER: R2897170

LEGAL: LOT 17 EXCEPT PART IN  
PLAN 21459 BLOCK H DISTRICT  
LOT 676 GROUP 1 NEW WEST-  
MINSTER DISTRICT PLAN 20696

PRICE: \$10,600,000

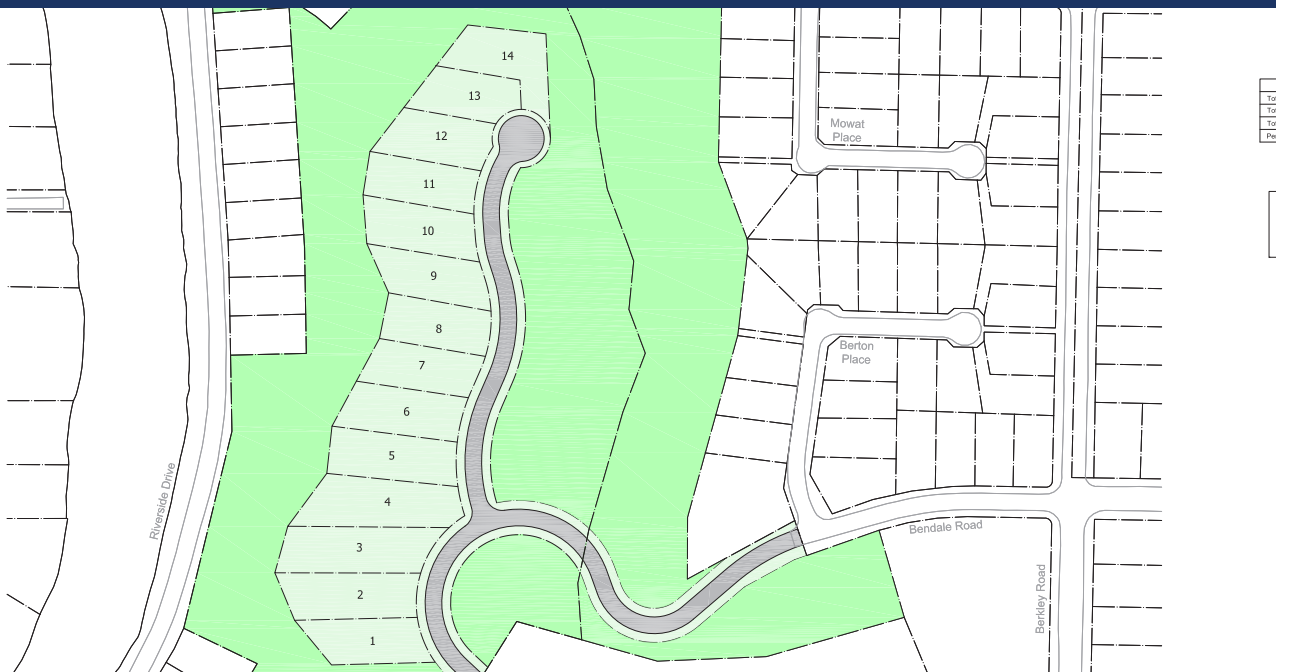


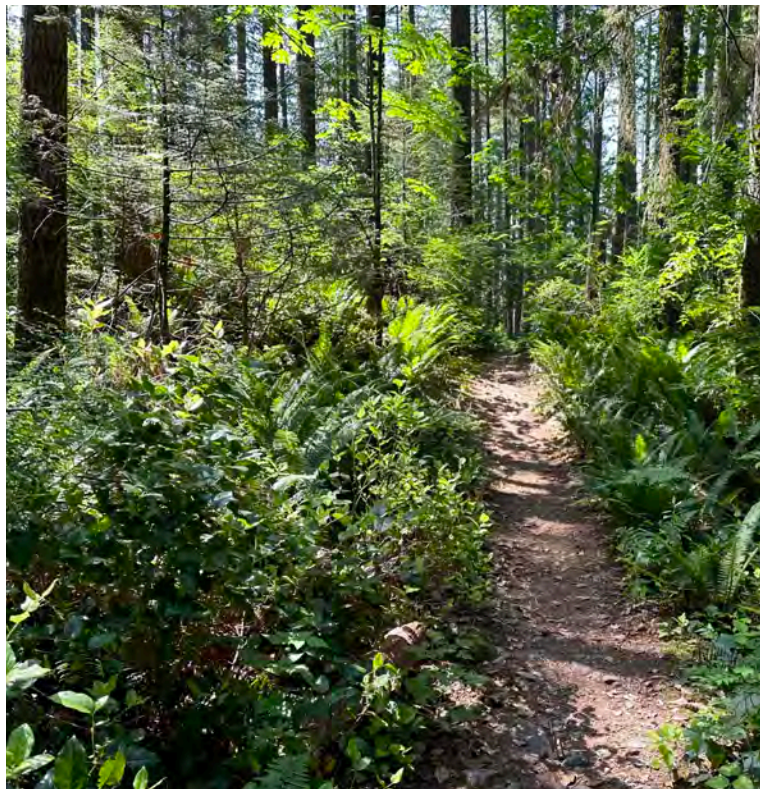
# SURROUNDING LOTS



- 1) LOT 17 (SUBJECT PROPERTY)**  
PID: 003-096-696 – 15.1 ACRES
- 2) 829 BROWNING PLACE**  
PID: 008-837-597 – 13.8 ACRES
- 3) CROWN LAND LOT**  
PID: 003-096-696 – 5.49 ACRES

# SITEMAP OF PROPOSED POTENTIAL SUBDIVISION





# PROPERTY RENDERING



POTENTIAL: 6 DETACHED HOUSES



POTENTIAL: 2/3 RENTAL BUILDINGS



POTENTIAL: SINGLE HOME



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