



East Vancouver / Killarney  
1.89 Acre Development Site

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For Sale.



# 2600 E 49<sup>th</sup> Ave 60 Unit Condo Building Sold as Strata Wind-Up in the Heart of East Vancouver Killarney

1.89 acres  
SITE SIZE

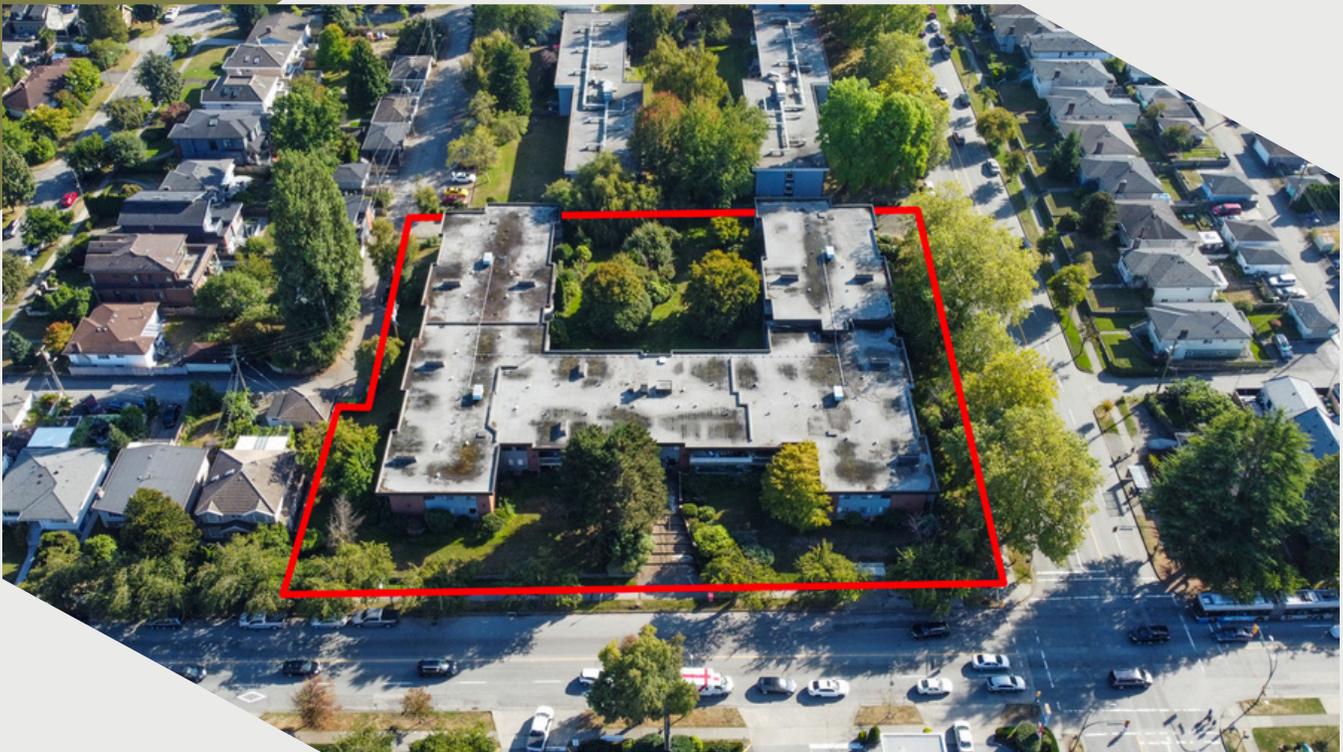
Total Livable Space  
56,955 ft<sup>2</sup>  
60 units on 2 floors  
FROM 854 - 1223 FT<sup>2</sup>

- Two storey wood-frame building
- Elevator access
- Underground parking

Discover a rare Strata Wind-Up opportunity at 2600 East 49th Avenue ("Southwinds"), featuring 60 units over 2 storeys on ~1.89 acres in Vancouver's Killarney / Victoria-Fraserview neighbourhood with Laneway Access. Zoned CD-1(7B), this well-kept property presents both strong immediate rental income and redevelopment potential.

The property is a 5 minute walk to Corpus Christi School, the #1 Ranked Elementary School in the Fraser Institute, and is a strongly serviced transit hub, buses will bring you to key points in Vancouver and Metrotown. Enjoy Killarney Shopping Centre, a variety of grocery, dining and service amenities right across the street, as well as green space with Nanaimo Park, Killarney Park & the Killarney Community Centre nearby.

With its size, location, and Zoning Potential, this Strata Wind-Up appeals to developers profitable creative medium-density possibilities. Contact us now to unlock the full potential of this rare Vancouver site.



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herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

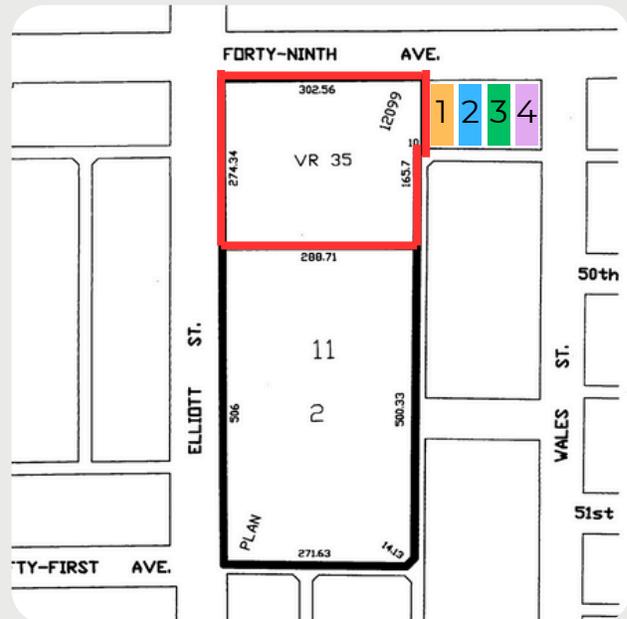
# Zoning: CD-1(7B) Designation

The Property at 2600 East 49th Avenue has a Zoning Designation of CD-1 (7B) and falls outside of existing plan areas and also outside of current rezoning policies, allowing flexible rezoning to achieve maximum density and use. The City of Vancouver encourages rezoning enquiry.

For comparative Zoning Reference, the property directly across the street at 2611 49<sup>th</sup> Ave is Zoned C-2, allowing up to 3.5 FSR and a 6-storey Mixed-Use Development.

## Development Notes:

- Only 2 lots in Vancouver are zoned CD-1 (7B), the other situated adjacent to the south at 6620-6680 Elliott Street. The City of Vancouver is ready to collaborate on a redevelopment plan that modernizes the outdated CD-1 (7B) Zoning.
- Ideal for mixed-use residential or rental development with strong transit access, street exposure and laneway access.
- The 4 Detached Properties flanking the lot at 2612 49<sup>th</sup> Ave(1), 2638 49<sup>th</sup> Ave(2), 2662 49<sup>th</sup> Ave(3), and 6505 Wales Street(4) are also interested in acquisition, which would allow for further use of the lane behind the property and totalling an additional lot size of 21,008sqft.



Subject Properties  
High Density Apartment Residential

# Marketing, Offers and Submissions

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## 01 Marketing

The owners of VR35 are proceeding with a strata wind-up sale governed by the Strata Property Act of British Columbia. The sale will be subject to approval by the owners of Strata Plan VR35 through an 80% vote in favor of a wind-up resolution, as required under the Strata Property Act of British Columbia.

## 02 Offer

The offer will be provided by way of Letter of Intent (LOI). All interested parties will receive the Same Documents which will be provided upon request. The LOI will include the purchase of each Strata Lot along with the common property and the land. These documents are all subject to the provisions set out in the Strata Property Act. The LOI will indicate and lay out all the required schedules of events which are necessary to occur and in a specified order, for the Buyer, for the successful closing of the Strata Wind-Up.

## 03 Submission

We are currently accepting offers by way of Letter of Intent. Submit offers and inquiries to: [saleofsouthwinds@gmail.com](mailto:saleofsouthwinds@gmail.com)  
Contact the Listing Agents for Price Guidance

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