

**FOR SALE**

**5511-5561 Heather Street, Vancouver, BC**

- HIGHLIGHTS:**
- Within 5-minute walk to Oakridge Mall and SkyTrain
  - Surrounded by 26 story zoned towers
  - 150+ feet frontage corner site



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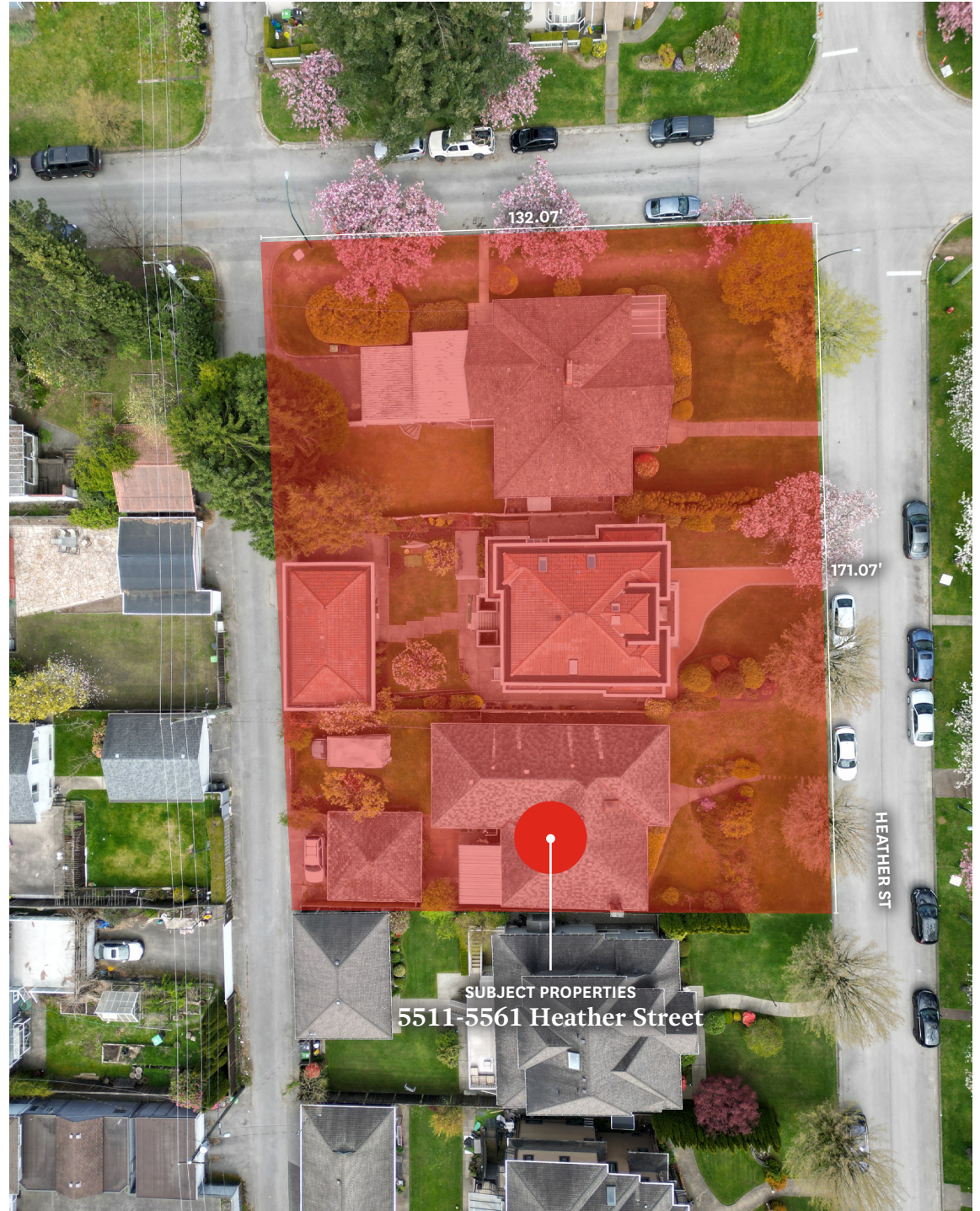
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**rennie**  
COMMERCIAL

# the opportunity

Rennie Commercial and Parallel 49 Realty are pleased to present the opportunity to purchase a potential 26-storey residential tower site on a quiet, tree-lined street, centred around some of the largest and most anticipated developments in the west side of Vancouver. The 22,701 SF corner site allows for the potential of a strata or rental tower development in the phase 3 of the Cambie Corridor Plan. The site is on the corner of W 39th Avenue and Heather Street, which will be the highly active connection between the Heather Lands Project and the New Oakridge Town Center. The site is less than a 5 min walk to Oakridge and the Oakridge SkyTrain Station.

ADDRESSES	5511, 5537, and 5561 Heather Street, Vancouver
PIDS	009-430-369, 009-430-351, 009-430-342
ZONING	RS-1
LOT SIZE	22,701 SF
DIMENSIONS	171.07' W x 132.07' D
POTENTIAL BUILT FORM	26 Story (given neighbouring city prezoned sites)
POTENTIAL	26 stories x 7,200 SF floor plate 187,000 buildable SF



# surrounding development potential



# upcoming developments



# site area





SUBJECT PROPERTIES  
5511-5561 Heather Street

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