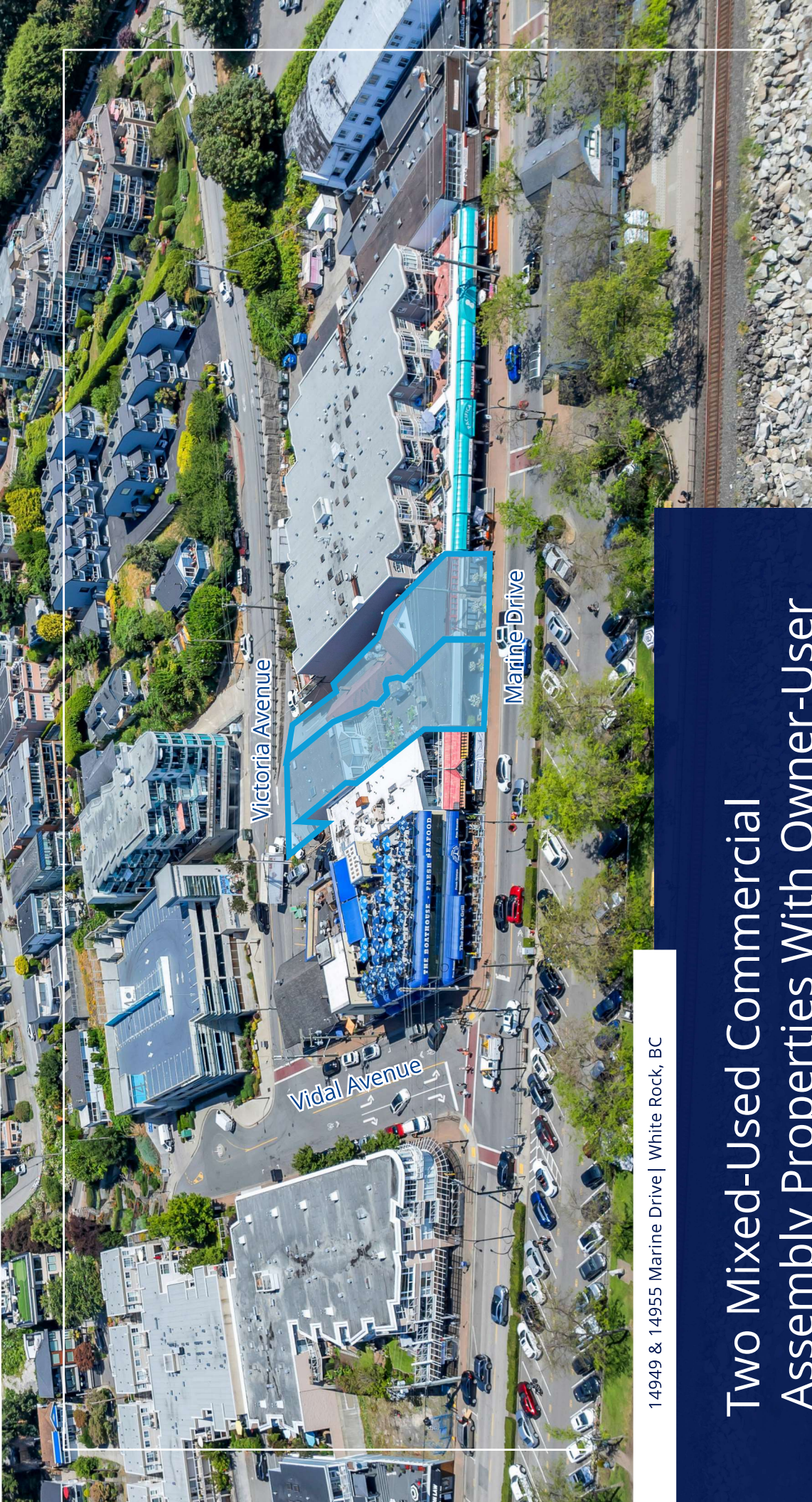




14949 & 14955 Marine Drive | White Rock, BC

Two Mixed-Used Commercial Assembly Properties With Owner-User and Redevelopment Potential

Bryce Young

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bryce.young@colliers.com

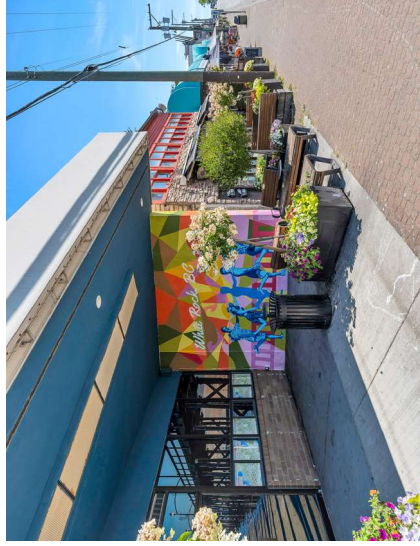
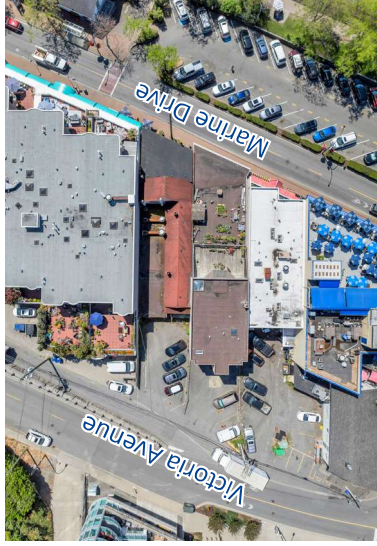
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Location Overview

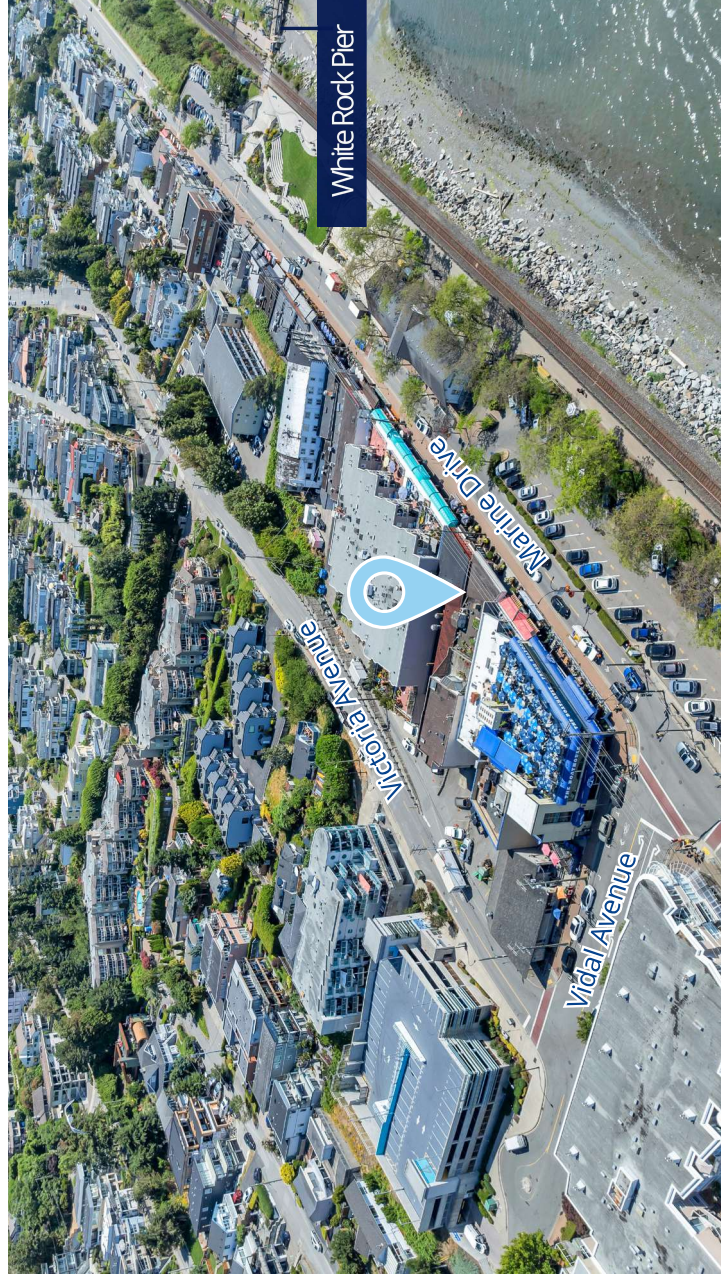


14949 & 14955 Marine Drive | White Rock, BC

Rare opportunity to purchase two mixed-use buildings in the heart of the White Rock strip, both treated as vacant.

The subject offering is located in a picturesque seaside community situated on the Semiahmoo Peninsula. White Rock is known for its vibrant community atmosphere with a blend of retirees, families, and young professionals. Marine Drive and the White Rock Pier are central hubs featuring restaurants, cafes, and shops with a focus on local art and culture. The area has several parks and recreational facilities, including Centennial Park and the White Rock Promenade, which are popular for outdoor activities.

The properties are located along the White Rock strip on Marine Drive, east of Vidal Avenue.



Population
(2023)

100,634



Population
(2028)

110,275

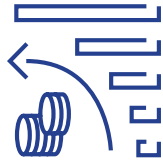


Avg.
Household Income

\$133,093

Property Overview

Key Highlights



Potential rental income



Underlying development potential



Prime frontage along the White Rock strip



Ocean views



Owner-user opportunity

14949 & 14955 Marine Drive | White Rock, BC

Current Improvements:

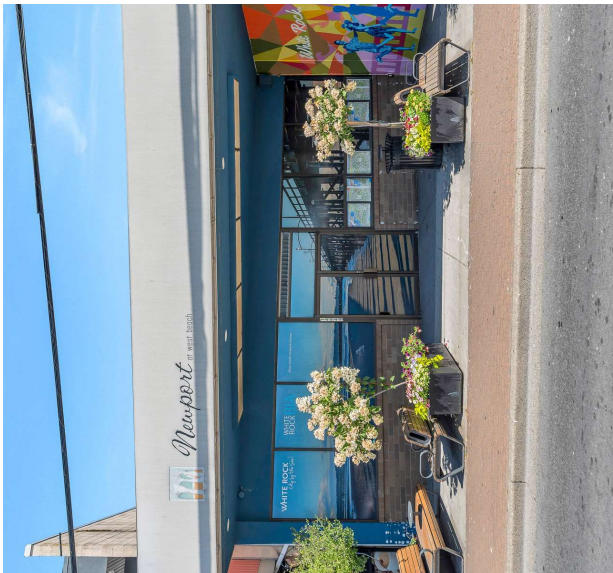
14949 Marine Drive: Mixed-use building, treated vacant.

Ground floor retail: 3,800 SF
Second and third floor residential: 3,000 SF
Total: 6,800 SF

14955 Marine Drive: Mixed-use building, treated vacant.

Ground floor retail: 3,000 SF
Second floor residential: 2,500 SF
Total: 5,500 SF

** All building measurements are estimates from the Owner*



Civic Address

14949 & 14955 Marine Drive, White Rock, BC, V4N 1C3

Site Area

14949 Marine Drive: 5,405 SF
14955 Marine Drive: 5,423 SF
Total: 10,828 SF

Zoning

CR-3 West Beach Business Area Commercial / Residential Zone

Official Community Plan and Land Use

City of White Rock OCP: Waterfront Village, permitting a density of up to 2.0 FAR and three storeys in height.

Asking Price

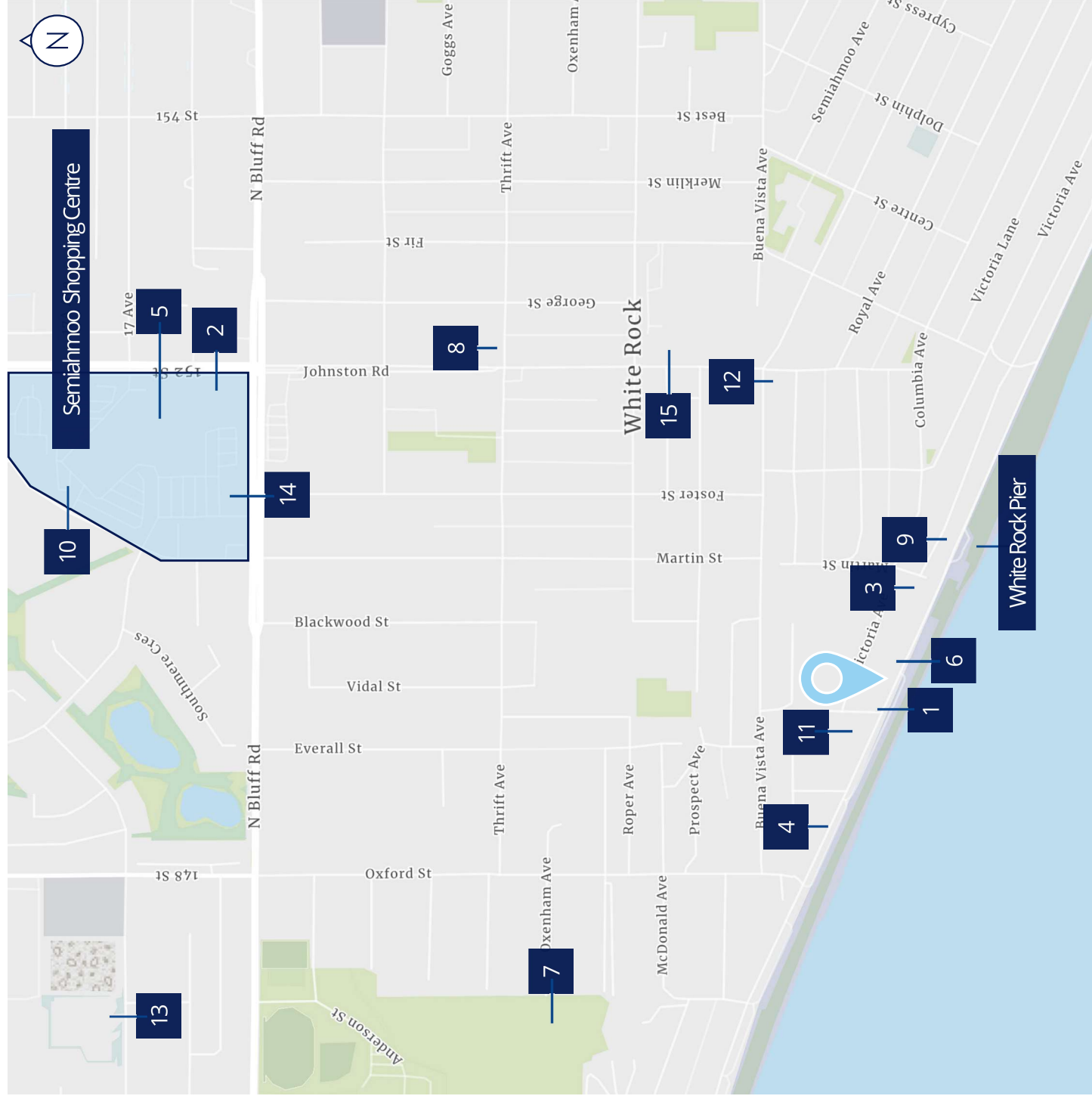
Contact Listing Agents

Nearby Amenities



14949 & 14955 Marine Drive |
White Rock, BC

1	The Boathouse
2	BC Liquor Store
3	Charlie Don't Surf Restaurant
4	Whitby's Coffee House
5	Save-On-Foods
6	Sushi Iwa
7	Ruth Johnson Park
8	Napa Auto Pro
9	Dock's Fish and Chips
10	Fitness World
11	Natural Oasis Day Spa
12	Better Me Pharmacy
13	South Surrey Indoor Pool
14	Shoppers Drug Mart
15	White Rock Elementary





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