

PRIME DEVELOPMENT OPPORTUNITY ON RUPERT ST

THREE-LOT LAND ASSEMBLY | 12,078 SQ.FT

2416, 2428, 2438 Rupert St, Vancouver BC



FOR SALE



**REPUBLIQUE
GROUP**

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PROPERTY INFORMATION

Civic Address 2416, 2428, 2438 Rupert St, Vancouver BC

Site Size	2416 Rupert	4,026 SF
	2428 Rupert	4,026 SF
	2438 Rupert	4,026 SF
	TOTAL:	12,078 SF

Zoning R1-1

Potential FSR 4.0

Asking Price \$2,500,000 each lot \$7,500,000



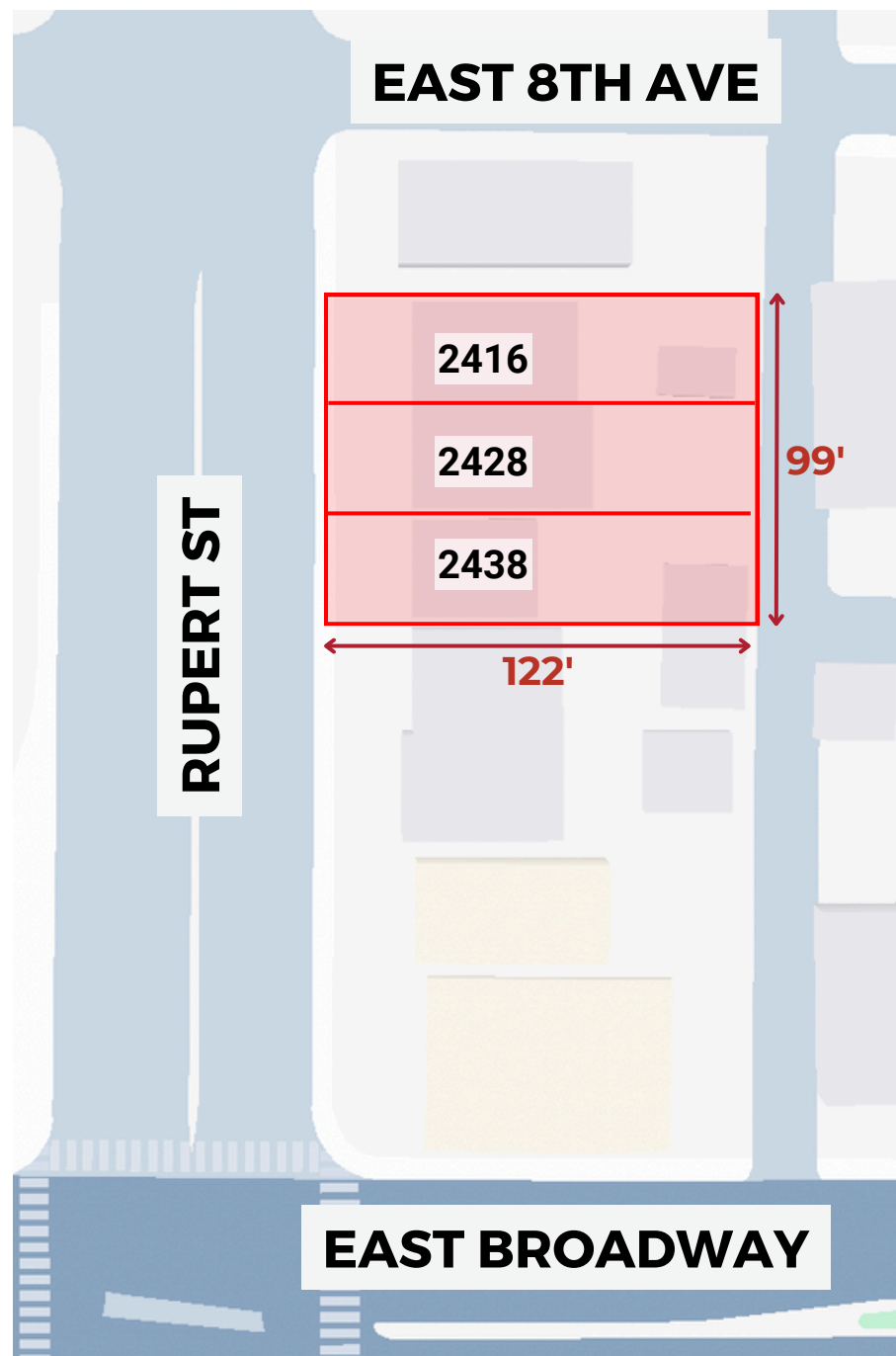
- Development Opportunity! This prime site comprises three contiguous lots at 2416, 2428, and 2438 Rupert St, with a combined total of 12,078 sq.ft. (each lot is 33 x 122 ft).



- Located in a highly desirable Vancouver area, this assembly is close to the SkyTrain, major highways, schools, a recreation center, and more!"



- This site offers tremendous potential for future development opportunities.



THE NEIGHBOURGOOD

- **Transit:** Close to Renfrew SkyTrain Station and multiple bus routes, providing quick transit connections across Vancouver.
- **Amenity:** Near Thunderbird Elementary, Thunderbird Community Centre and Vancouver Technical Secondary
- **Parks:** Sunrise Park, Falaise Park, and Renfrew Community Park offer green spaces, playgrounds, and recreational facilities.
- **Highway Access:** Easy access to Hwy-1 & Lougheed Hwy facilitating convenient travel throughout Vancouver and neighboring areas.





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