

# FOR SALE

PRIME DEVELOPMENT-READY TOWNHOME SITE  
IN THE HEART OF MOODYVILLE, NORTH VANCOUVER

632 East 3rd Street, North Vancouver, BC

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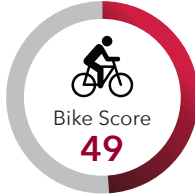
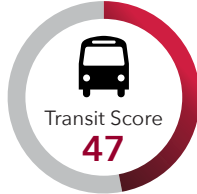
# FOR SALE | DEVELOPMENT SITE

## 632 EAST 3RD STREET

### NORTH VANCOUVER, BC

#### Location

The subject property is situated in the heart of the Moodyville Neighborhood in the City of North Vancouver's prominent Lower Lonsdale. The neighbourhood is undergoing a transformation with a number of new multi-family developments, a new revitalized (\$3M) park, the Spirit Trail, and the addition of TransLink's B-Line part of the Frequent Transit Network. This location provides the convenience of accessibility and proximity to schools, amenities and transportation.



9.52 km  
TO DOWNTOWN



21 min

32 min

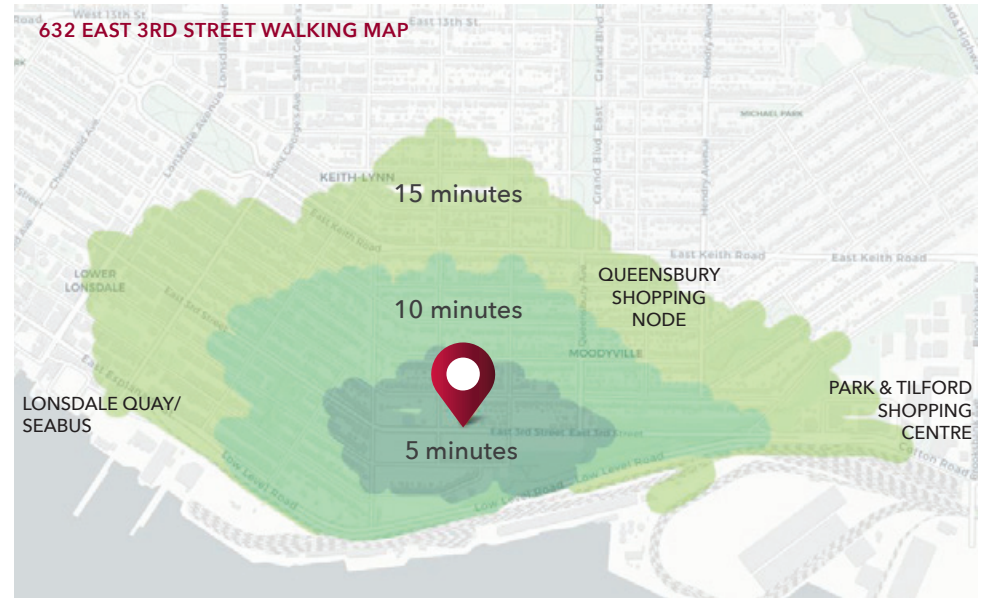
39 min



#### PROPERTY DETAILS

Civic Address	632 East 3rd Street, North Vancouver
Legal Description	Lot A Block 22 District Lot 273 Group 1 New Westminster District Plan EPP76023
PID	030-273-994
Neighbourhood	Moodyville
Current Zoning	RG-3
Lot Size	34,203 SF (approximately 250' x 137')*
Buildable Area	40,983 SF
OCP	Residential Level 4-A
OCP Land Use	Medium Density Low Rise
Price	Contact listing agent

\*To be verified by buyer

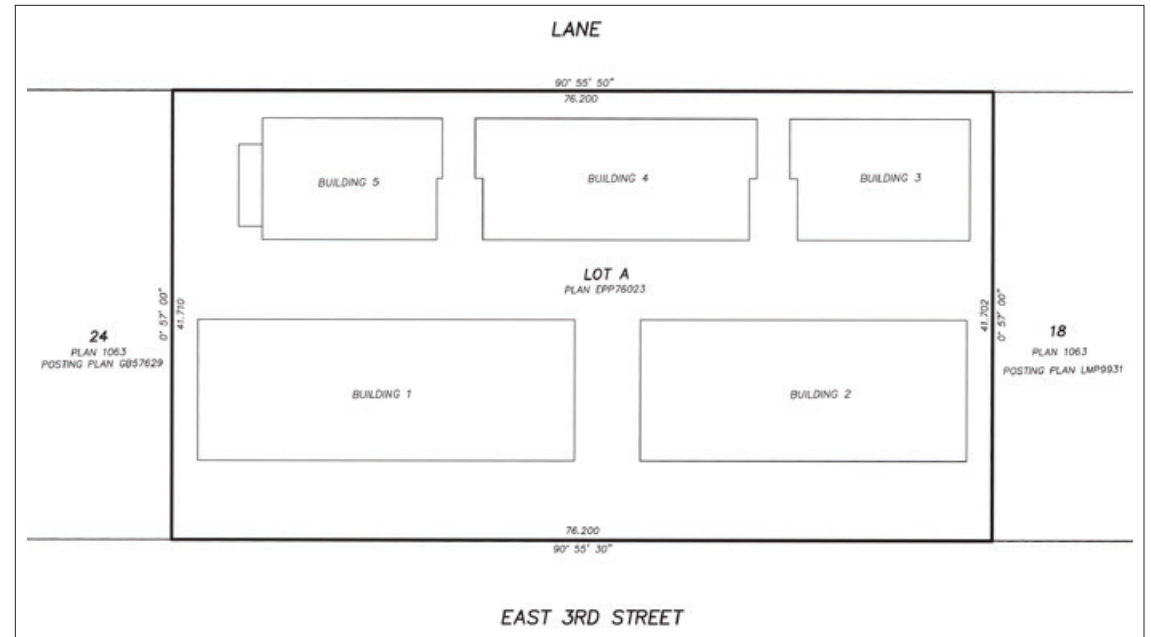


## The Opportunity

The subject property currently holds an approved Development Permit (DP) for a 27-unit Passive House townhouse development which includes private garages and roof top terraces. These traditional three storey at-grade townhouse homes are encompassed amongst five separate buildings. Architectural plans, Marketing material and Disclosure Statement (not filed), are all ready and included with the offering. This exceptional opportunity provides a cleared and shovel-ready site.



## Preliminary Strata Plan



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CURRENT DEVELOPMENTS	
1	The Morrison
2	Kindred
3	Toppen Ridge
4	Founders Block North
5	Founders Block South
6	The Trails
7	Evolv35
8	Evolv
FUTURE DEVELOPMENTS	
1	Condo/Townhouse Development
2	Residential/Commercial Plaza
3	Stacked Townhouse Development

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