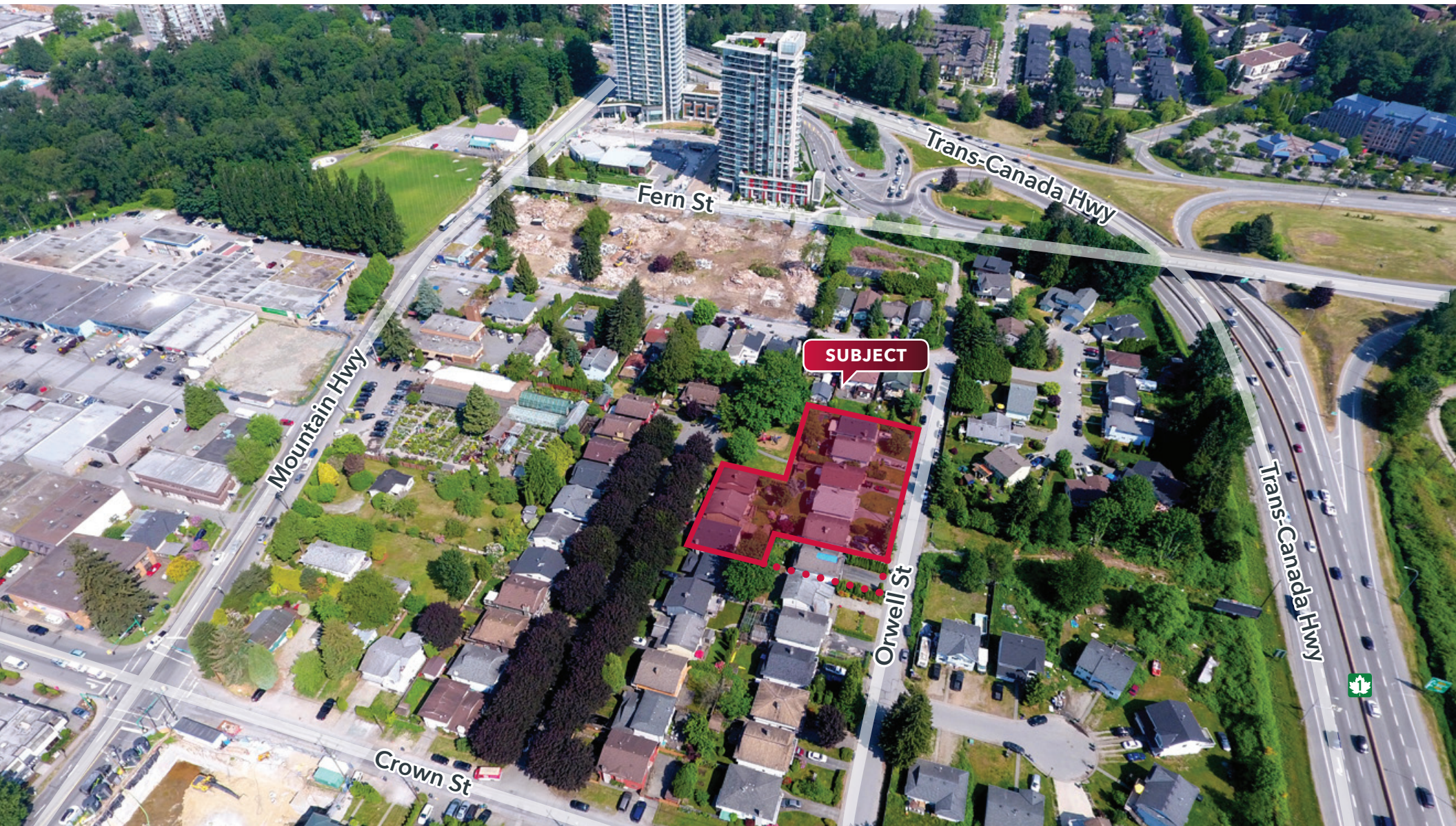


FOR SALE

460, 470 & 480 MARIE PLACE
467, 475, 479, 481 & 485 ORWELL STREET
NORTH VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- Prime Residential Redevelopment Site
- Opportunity For Further Assembly
- Approximately 55,300 Sq. Ft. Buildable
- OCP Low Density Designation (1.75 FSR)

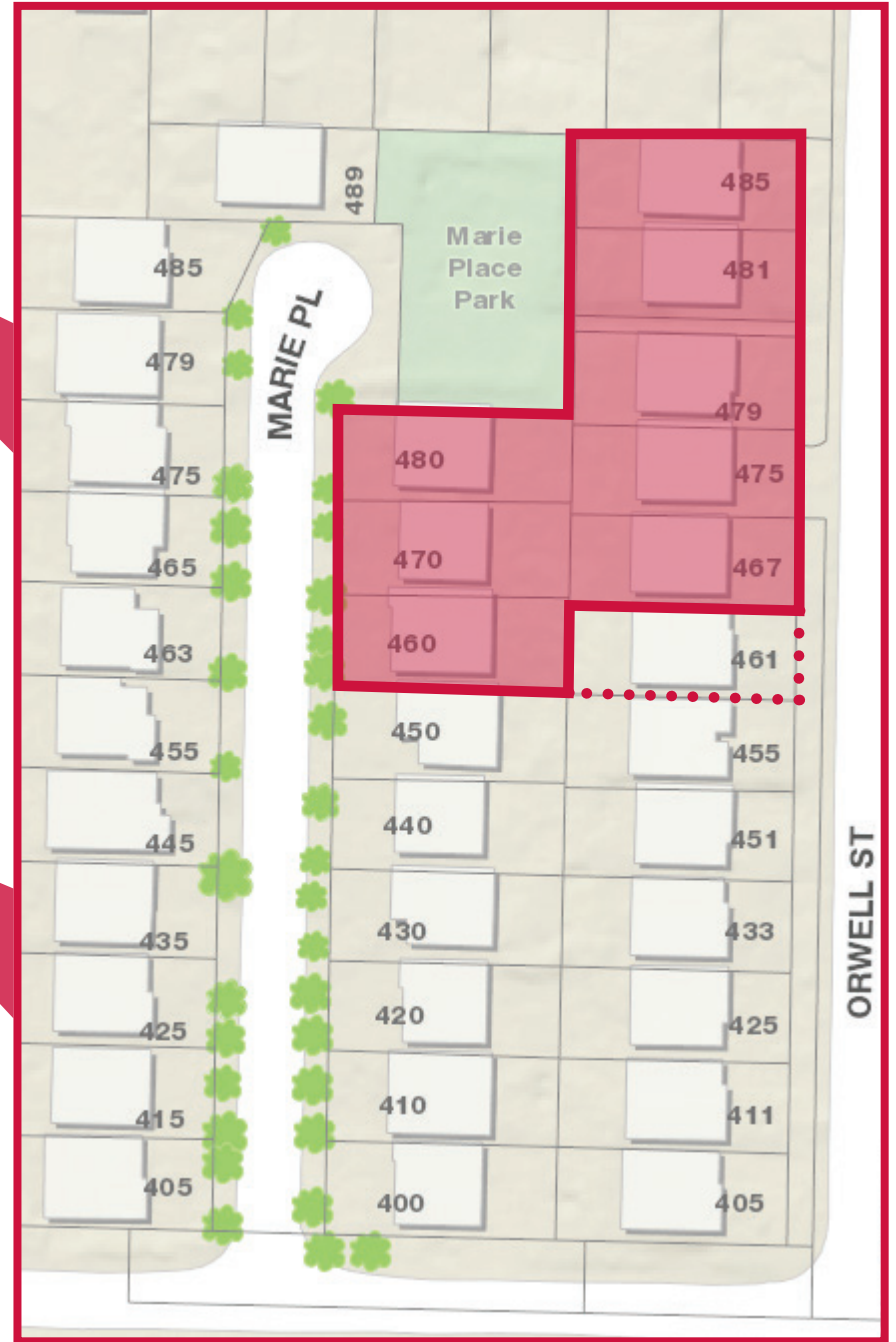
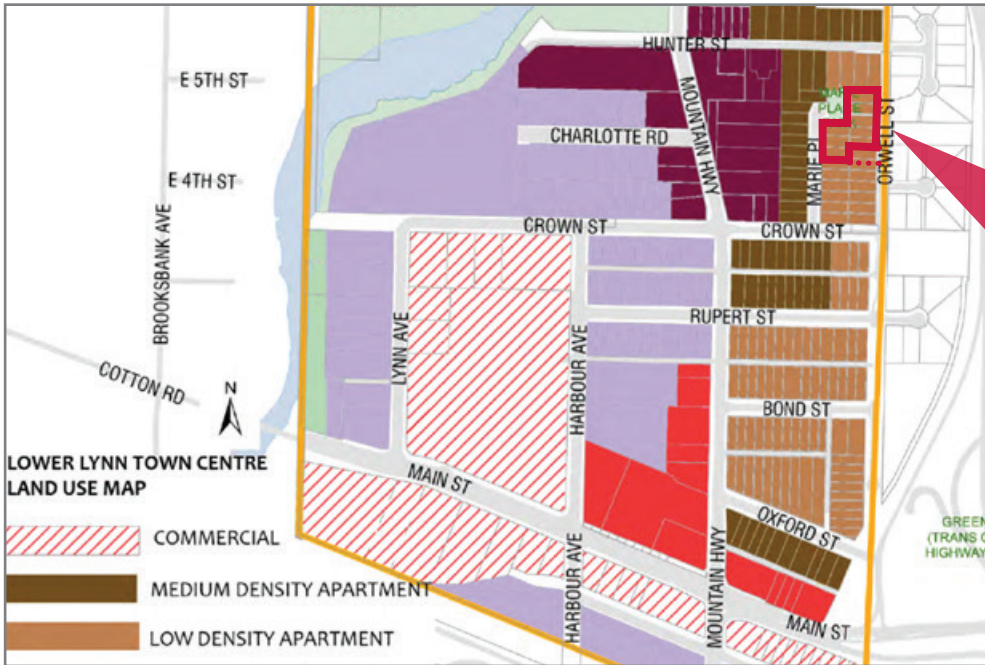
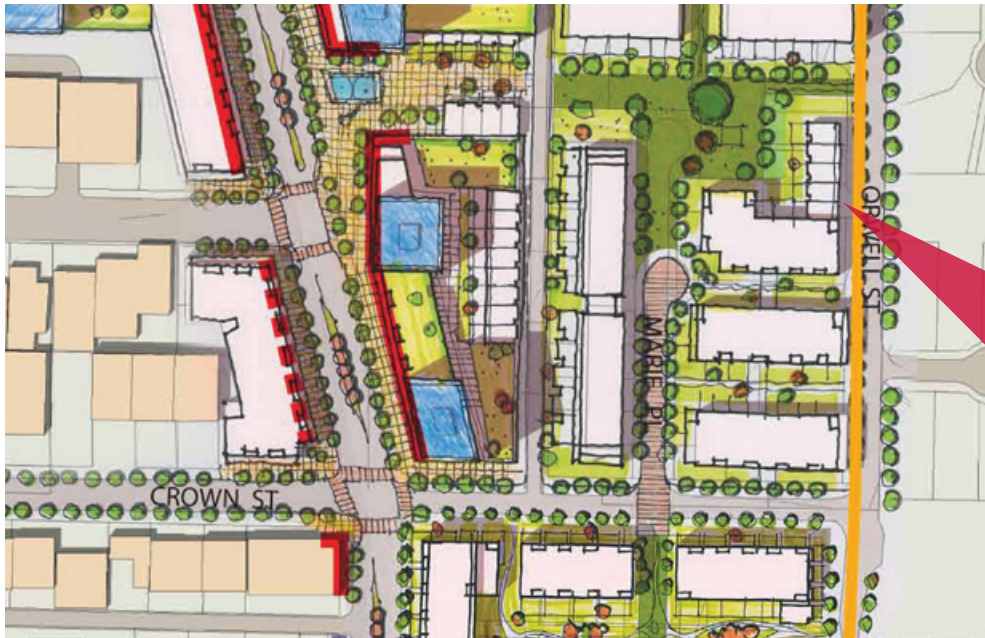
PROUDLY CELEBRATING
50
YEARS IN BUSINESS

**460, 470 & 480 MARIE PLACE
467, 475, 479, 481 & 485 ORWELL STREET
NORTH VANCOUVER, BC**

SALIENT FACTS

Civic Addresses	460, 470 & 480 Marie Place and 467, 475, 479, 481 & 485 Orwell Street North Vancouver, BC
Legal Description	Lot H-L Blocks D & E District Lot 613 Plan 19835 Lots 14-16 Blocks E & F District Lot 613 Plan 18621
PIDs	003-462-897, 002-889-145, 002-813-734, 003-249-751, 002-607-123, 007-155-166, 007-155-158, 004-246-705
Location	Situated on Orwell Street in the District of North Vancouver's Lynn Creek Town Centre. A new vibrant mixed use community is being formed in this transit-oriented neighborhood. There will be a wide range of housing options, community centre, natural amenities, and walking distance to Phibbs Exchange.
Development Opportunity	This offering totals 55,300 SF of gross developable area within the new Lynn Creek Town Centre Plan. Under the Official Community Plan (OCP), the site is designated as Low Density Apartment, allowing for 1.75 FSR and up to five storeys. 461 Orwell Street could be assembled for additional density and continuity.
Site Area	31,600 SF (Potential 35,500 SF)
OCP Designation	Low Density Apartment (1.75 FSR)
Approximate Buildable Area	55,300 SF (Potential 62,125 SF)
Price	Contact Brokers





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Legend – Active/Proposed Developments

- 1 Seylynn Village (790 units)
- 2 Seylynn Gardens (386 units)
- 3 Proposed 6 storey rental development (64 units)
- 4 New Community Centre (20,000 SF)
- 5 Hunter at Lynn Creek (326 units)
- 6 Approved 25 storey development (224 units)
- 7 Proposed 29 storey development (349 units)
- 8 Brooklynn Development (Sold out)
- 9 Mountain Creations Development (Sold out)
- 10 Approved 5 storey stacked townhouse development (26 units)
- 11 Approved 6 storey senior care facility (180 units)
- 12 Approved 6 storey rental development (88 units)
- 13 Proposed 6 storey rental development (134 units)
- 14 Proposed 6 storey development (115 units)
- 15 Proposed 6 storey rental development (95 units)
- 16 Proposed 6 storey development (57 units)
- 17 Proposed 6 storey rental development (90 units)

Legend – Amenities

- 18 Phibbs Exchange Bus Loop
- 19 Seylynn Park
- 20 Canadian Tire
- 21 McDonald's Restaurant
- 22 Bridge Brewing
- 23 Michaels
- 24 Tim Hortons
- 25 Pet Smart
- 26 Park & Tilford Shopping Mall
- 27 North Shore Winter Club