

# For Sale

## 1467 56th Street, Tsawwassen

Multi-family Development Site



**Baktash Kasraei**

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## Opportunity

Subject Property is a prime redevelopment corner lot in the heart of Tsawwassen. The Official Community Plan (OCP) designated future land use as Medium Density Residential (MDR) with a maximum redevelopment density of 1.45 FSR and 3 Storeys.

## Location

Subject property is located on at the South West corner of 56<sup>th</sup> Street and 14B Avenue in the heart of Tsawwassen. Nearby amenities include Tsawwassen Shopping Centre, Beach Grove Golf Course, Tsawwassen Springs Golf Course, Boundary Bay Park and Beach, all within walking distance.

## Legal Description

Lot 291 Plan 36917 Section 10 Township 5 Land District 36 PID: 001-050-338

## Zoning

C4A - Service Commercial

## OCP

Medium Density Residential (MDR), up to 1.45 FSR

## Environmental Status

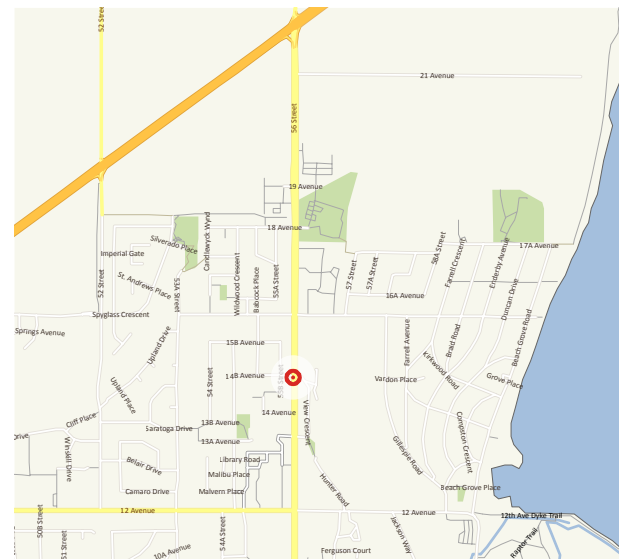
Vendor will deliver the property with a Certificate of Compliance from the Ministry of Environment.

## Lot Size

18,557 square feet (132' x 140')

## Asking Price

Contact listing agent



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