



EXCLUSIVE OFFERING

HIGH EXPOSURE SF DEVELOPMENT SITE

ADDRESS: 14633 56 Ave (HWY 10)

PROPERTY SIZE: 37,408 sq. feet

HOUSE SIZE: 3,700 sf. | Built 1969

ASKING PRICE: \$4,900,000

INQUIRIES:



WELLS MACEY

778-242-9405

wells@momentuminc.com



JOSIAH COCKRILL

josiah@momentuminc.com

DEVELOPMENT OPPORTUNITY

This property holds excellent development potential today, or long term holding value for that patient buyer who's willing to wait for a new neighborhood plan. Current NCP was approved in 1999, with an amendment in 2004, which we believe is outdated.

Current Max Density is 1/2 Acre, however the City has expressed support for a rezone to RQ which would allow 1/4 lots. There is an active application on the North Western neighbor's property that would rezone that property to RQ and provide an immediate comparable to the subject property.





CURRENT USE

At this time, the subject property is completed with a custom built home from 1969. It has been well maintained and is currently occupied. The Property enters on to 56 Ave (HWY 10) and comes with plenty of parking and a large, private yard.

The property slopes from North to South, Back to Front, and provides views of Mud Bay (Ocean) to the South West.

There are fruity trees and mature landscaping through out the yard, which makes this property a great buy, move in and hold opportunity.





Located in the South Newton NCP, fronting Highway 10 (56 Avenue), this property is currently designated as Surburban Residential 1/2 Acre.

The current property could be subdivided into two lots, with access approval. However; the current, highest and best use for the property in our opinion is for it to be rezoned to CD (based off RQ zoning) and subdivided into 3 to 4 lots. The Lot yield will be a factor of variances, working with a neighbor, or changes to City policies.



146 Street

266.21'

135.66'

266.07'

37,409 SqFt

135.53'

Highway 10