

LR

HOLLAND ROW

PHASE II

CONSTRUCTION READY!

LOWER CAPILANO NEIGHBOURHOOD

RIVERFRONT
TOWNHOUSE
DEVELOPMENT
OPPORTUNITY

FOR
SALE



Ben Williams PREC*
604.420.2600 ext 203
bwilliams@londonpacific.ca

Ari Gelmon PREC*
604.318.3958
arigelmon@londonpacific.ca

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CONSTRUCTION READY TOWNHOUSE OPPORTUNITY

HOLLAND ROW - Phase II
1932 Glenaire Drive, North Vancouver

Exceptional opportunity to acquire a riverfront residential development site:

- > 22,782 SQFT site in the District of North Vancouver has been approved for a 15-townhome development.
- > Nestled in an emerging residential enclave off Capilano Road in Lions Gate Village, offering riverfront access to future homeowners.
- > Conveniently located within walking distance to Park Royal Shopping centre and the Lions Gate Bridge which connects the North Shore with Downtown Vancouver.



Prospective Purchasers are invited to submit offers through [London Pacific](#) on the Vendor's preferred form of offer.



Project

Holland Row Phase 2

Address

**1932 Glenaire Drive, North
Vancouver, BC**

Legal

**Lot A District Lot 762 Group 1
New Westminster District Plan
EPP76560**

PID

030-278-058

Neighbourhood

**Lower Capilano, District of
North Vancouver**

Site Size

22,782 SQFT

Gross Buildable Area

27,810 SQFT

Price

\$8,300,000

INVESTMENT OPPORTUNITY

OVERVIEW

This is a remarkable opportunity to acquire 1932 Glenaire Drive (the “Subject Property”), a 22,782 sf residential development site in the District of North Vancouver. Nestled in a peaceful enclave and adjacent to the community of Lions Gate Village, the property presents an excellent opportunity to develop 15 residential townhomes with riverfront access.

The development permit has been approved by Council and the building permit with the District of North Vancouver is underway.

UNIT MIX

4-beds x 9 (1,714 sq ft – 2,052 sq ft)

3-beds x 5 (1,666 sq ft – 2,058 sq ft)

1-bed x 1 (751sq ft)

Total = 15 Units

Includes 3-lock off suites

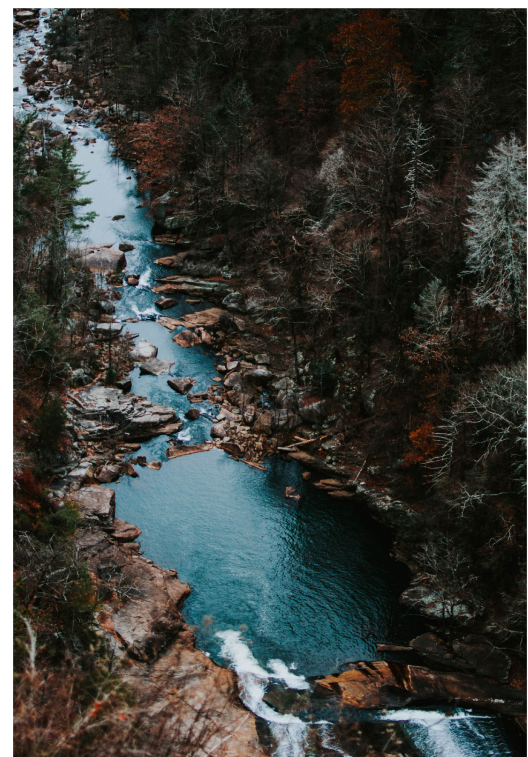
HOLLAND ROW PHASE 2

LOCATION

The Subject Property is located in the emerging residential neighbourhood of Lions Gate Village just off Capilano Road in the District of North Vancouver. The site runs adjacent to the shoreline of the Capilano River, and the amenity-rich Park Royal Shopping centre is only moments away from this idyllic abode.

Future Lions Gate Village

The Subject Property is adjacent to the future community of Lions Gate village, a bustling pedestrian-oriented community complete with retail amenities, a community plaza, daycare facility, playground, and state-of-the-art community recreation centre. Once complete, Lions Gate Village will be one of the most prominent communities in the District of North Vancouver.



SITE PLAN



Detailed site plan and architectural drawings are available upon request.

Please contact listing agents directly for Confidentiality Agreement and access to data room

Ben Williams
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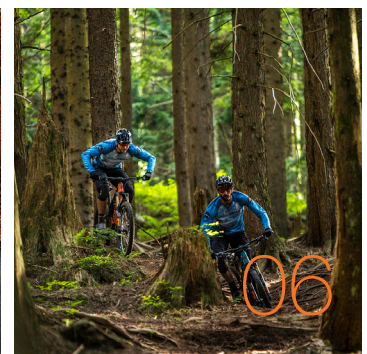
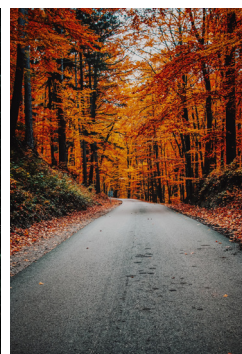
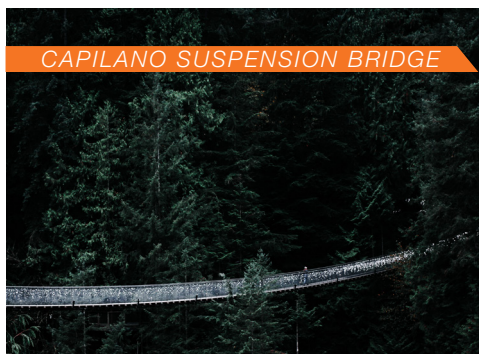
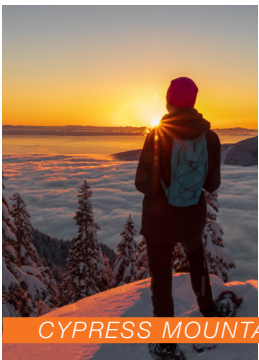
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COMMUNITY & LIFESTYLE

NORTH VANCOUVER

Situated at the intersection of North Vancouver and West Vancouver, the Site is only a short drive to major outdoor attractions such as Cypress Mountain, Grouse Mountain, the Capilano Suspension Bridge and Ambleside Beach.

The end users can benefit from close proximity to the Lionsgate Bridge, which provides convenient access to Downtown Vancouver in 15 minutes. The neighbourhood is also serviced by a number of bus routes along both Capilano Road and Marine Drive, and provide convenient access to Highway #1, the major thoroughfare that connects all of Greater Vancouver.





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LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | LONDONPACIFIC.CA

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