

11081 72 Avenue, Delta

\$1,500,000



POTENTIAL LAND ASSEMBLY | 11081 to 11195 72 Ave and 11080 to 11180 72A Ave. The current OCP designates this area as "Medium Density Ground-Oriented Residential" up to 1.2 FSR & intended for multiple family residential. Build up to 6 townhomes per 8520 SF lot, 30 units per acre. Great investment property with long term value for developers & investors. Large 8520 SF rectangular corner lot. The 2382 SF home is very well maintained with a large back yard & double garage with parking for 4. Please check with the City for details. Click on Virtual Tour to view Delta Development info. DO NOT WALK ON PROPERTY.

KEY INFORMATION

MLS® R2323057

Residential Detached

Nordel

4 Bedrooms

3 Bathrooms

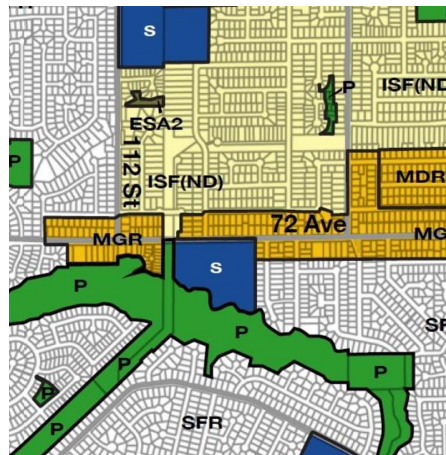
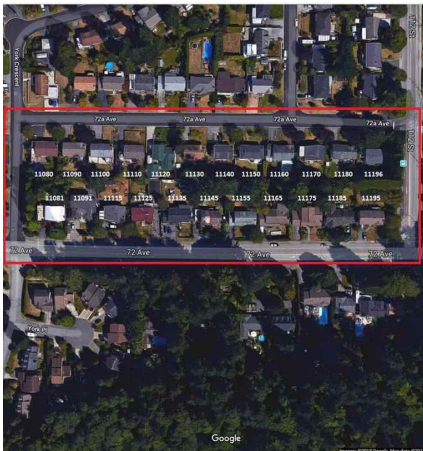
2,382 SF

8,520 SF Lot

FEATURES

Year Built: 1969

Listed By: Amex Broadway West Realty



19/04/2019

density:
maximum 30 units per hectare (12 units per acre). Where permitted, six sites are in addition to this figure.

height:
maximum 2.5 storeys*

* inserting into Section 1.9.2 Land Use Designations for the following the Medium Density Ground-Oriented Residential (MGR) as follows:

Medium Density Ground-Oriented Residential – North Delta (MGR) this designation is intended for townhouse, rowhouse and other forms of multiple family residential. In order to achieve density objectives in these areas, multiple family and duplex dwellings are not permitted. The majority of dwellings must have a direct connection between the front entry and the ground.

density:
maximum 1.2 floor space ratio and no more than 76 units per hectare (30 units per acre)

height:
maximum 3 storeys*

* inserting into Section 1.9.2 Land Use Designations for the following the Medium Density Residential (MDR) designation, the following: