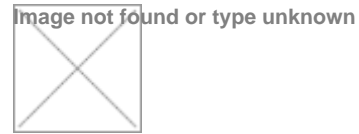


**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

MLS®# R2745706

Property Value	\$8,490,000
Type	Land Only
Taxes	\$3,885.34
Lot Size Area	24,303 sq.ft.

Potential for 62 units with unobstructed water views! Centrally located and easy access to highways. FSR 2.5 INCLUDING BONUS, 103,853sqft gross BUILDABLE BUILDING AREA. Total saleable area of 60,758sqft. Development Permit currently issued for FSR 1.8. NEW development permit INCLUDING BONUS (FSR 2.5) is in process. River View and close to West Coast Express Station. PRIME location and most units will have unobstructed river views. Zoned for low rise building - all 3 lots must be sold in 1 application: 11575 & 11587 223 St and 22300 River Road.

