

FOR SALE

10 LOT SUBDIVISION
7100 BLOCK ARMSTRONG STREET
RICHMOND, BC



FOR FURTHER INFORMATION, PLEASE CONTACT SALES REPRESENTATIVES

PIETRO NARDONE

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SAMUEL CHEUNG

PERSONAL REAL ESTATE CORPORATION
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DIAMOND MASTER
MEDALLION CLUB
2017
17 YEARS

FOR SALE

10 LOT SUBDIVISION

7100 BLOCK ARMSTRONG STREET

RICHMOND, BC

ABOUT THE NEIGHBOURHOOD

The McLennan South Sub-Area is one of five medium density residential neighbourhoods in the Southeast District of the City Centre.

The McLennan South Sub-Area Plan was adopted in 1996 and set the stage for the transformation of what was then a semirural single-family area into an important City Centre residential neighbourhood. The plan aims to respect many of the area's features, including its traditional single-family character and mature landscape, while providing opportunities for a variety of housing types, a new school, and a neighbourhood park.

ABOUT THE PROPERTY

PRIME 10 LOT Subdivision in one of Richmond's Most Sought After NEIGHBOURHOODS. This SUBDIVISION includes only the rear 44.2 m (145') of 7151 Bridge Street, 7171 Bridge Street, 7191 Bridge Street, 7211 Bridge Street, 7231 Bridge Street, 7251 Bridge Street. The SUBDIVISION has passed 3rd Reading waiting for Final Adoption.

NEIGHBOURHOOD ZONING

PROPOSED SINGLE DETACHED (ZS14) -
SOUTH MCLENNAN (CITY CENTRE)

(ZONING DETAILS WILL BE PROVIDED UPON REQUEST)

SALIENT INFORMATION

LOCATION: 7100 - 7200 BLOCK BRIDGE STREET
RICHMOND
ALL THE NEW LOTS WILL BE FACING
ARMSTRONG STREET

SITE SIZE: 378' x 145' (54,810 Square Feet)
10 LOTS OF 4,363 SQUARE FEET
38' x 115.5' (APPROXIMATELY)
(SEE ATTACHED SPREADSHEET FOR MORE
DETAILS)

FSR: THE MAXIMUM **FLOOR AREA RATIO (FAR)**
IS 0.55 APPLIED TO A MAXIMUM OF 464.5 M²
OF THE **LOT AREA**, TOGETHER WITH 0.30
APPLIED TO THE BALANCE OF THE **LOT**
AREA IN EXCESS OF 464.5 M².

HEIGHT: THE MAXIMUM HEIGHT FOR PRINCIPAL
BUILDINGS IS 2 ½ STOREYS, BUT IT
SHALL NOT EXCEED THE RESIDENTIAL
VERTICAL LOT WIDTH ENVELOPE AND
THE RESIDENTIAL VERTICAL LOT DEPTH
ENVELOPE.

PRICE \$8,500,000.00

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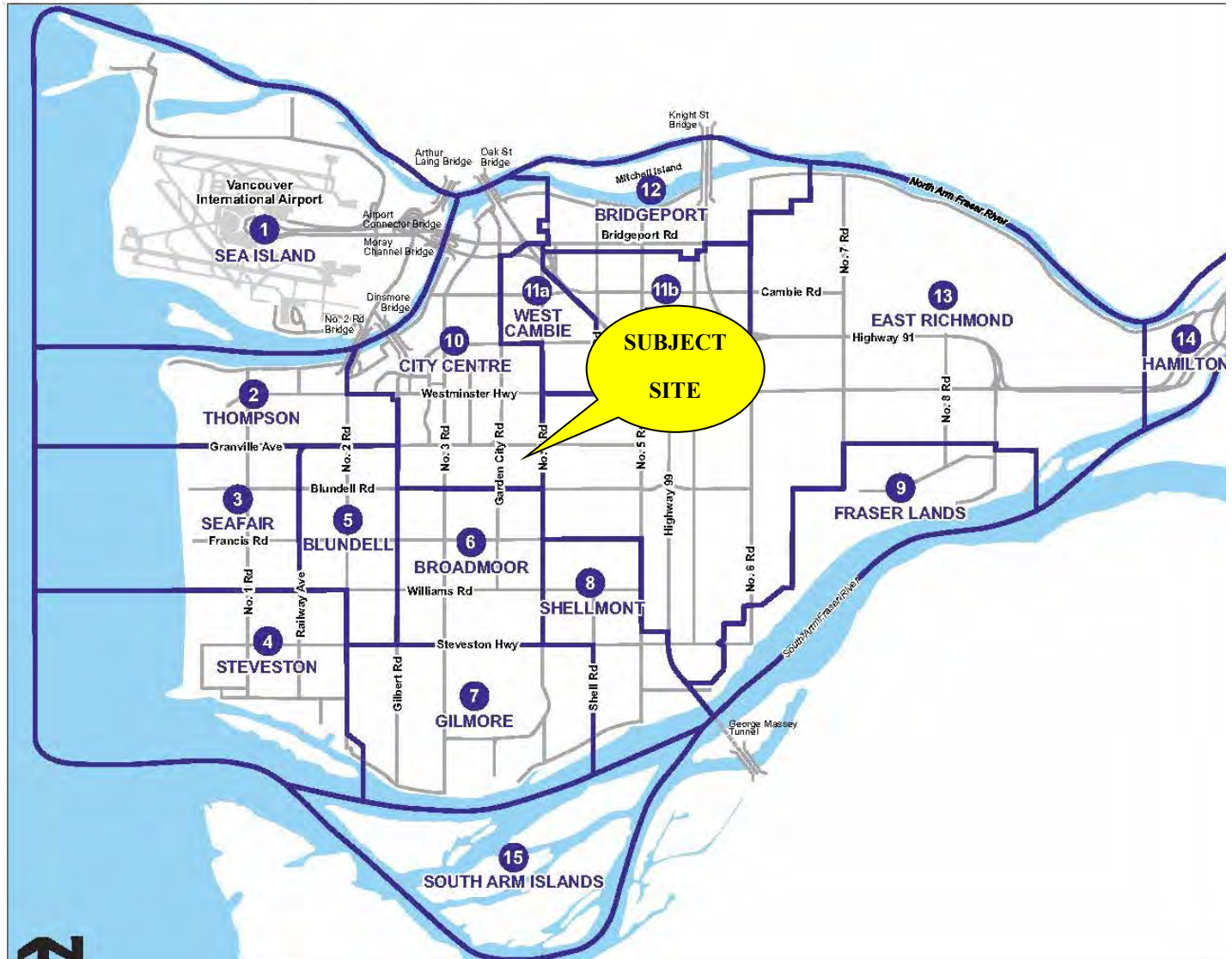
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**10 LOT SUBDIVISION
7100 BLOCK ARMSTRONG
STREET RICHMOND, BC**

Planning Area Boundaries Map



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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret that we cannot guarantee it. All properties are subject to change or withdrawal without notice.

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ORTHOPHOTO



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SITE PLAN



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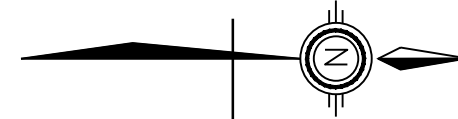
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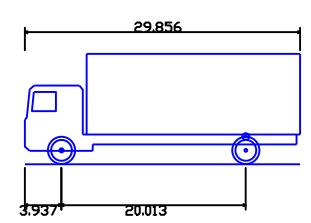
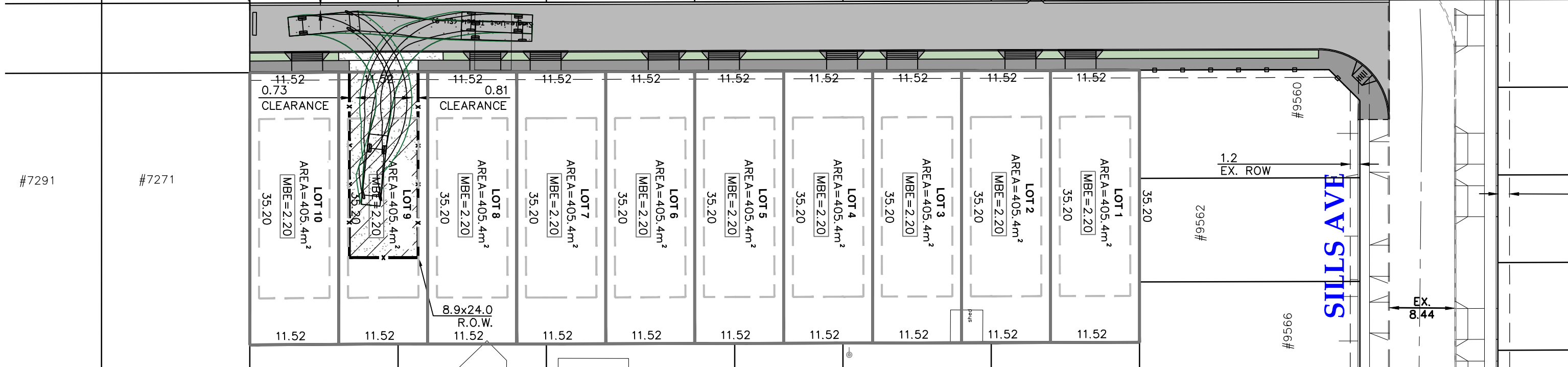
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7340

ARMSTRONG ST



SU - Single Unit Truck
 Overall Length 29.856ft
 Overall Width 8.530ft
 Overall Body Height 11.974ft
 Min Body Ground Clearance 1.460ft
 Track Width 8.530ft
 Lock to Lock Time 4.00 sec
 Curb to Curb Turning Radius 41.995ft

CoreConcept
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Core Concept Consulting Project No. 14046
 DWG. 1 OF 1

SU-9
TURNING ANALYSIS
OPTION 1

SCALE: AS SHOWN
 DATE: APR 2017
 SHT No.: 1 OF 1