

**1-4 1140 W 54 AVENUE, VANCOUVER**  
RARE LARGE SCALE SHOVEL READY MULTIPLEX SITE

**FOR  
SALE**



**WILLIAM | WRIGHT**

**VISHAV JYOTI, CCIM**  
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YVR INTERNATIONAL AIRPORT

± 49,794 SQFT, SHOVEL READY, FULLY LEVEL, AND RECTANGULAR PARCEL

137 FT

364 FT

364 FT

137 FT

W 54 AVE

## OVERVIEW

# Fully Serviced Development Land Opportunity in South Granville

William Wright Commercial proudly presents a rare, large-scale development opportunity in South Granville, one of Vancouver's most prestigious West Side neighborhoods. The property comprises of ± 49,794 square foot, fully level and rectangular parcel, legally subdivided into four lots, providing flexibility for phased or comprehensive development.

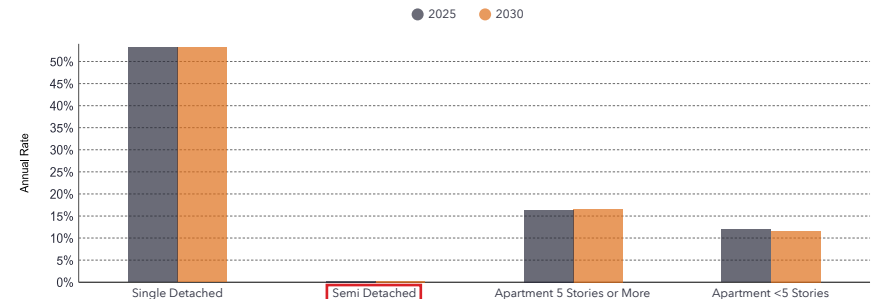
The site is ready to build immediately, with no rezoning or development permit timeline required, materially reducing entitlement risk and holding costs. Architectural plans demonstrate the ability to accommodate up to twenty semi-detached units, offering meaningful density in a market with limited to no supply of semi-detached units.

With approximately 137 feet of frontage and 364 feet of depth, the site supports efficient design, strong unit layouts, and attractive outdoor spaces. Situated on a quiet, picturesque residential street, the property balances scale with strong end-user appeal.

The site is located within the sought-after Sir William Osler Elementary School and Sir Winston Churchill Secondary School catchments, reinforcing long-term value and resale demand.

Opportunities of this size, readiness, and multifamily potential rarely come to market in South Granville, making this offering well suited for experienced developers and long-term investors seeking certainty, scale, and premium West Side exposure.

## DWELLING STRUCTURE TYPES





## Property Highlights



**Shovel Ready Site**  
The lots will be delivered fully serviced and shovel ready



**± 49,794 SQFT of Opportunity**  
Rare Large Scale Development Lands in Prestigious Area



**Immediate Build**  
No Entitlement Risks or Wait times, Already Subdivided into 4 Parcels



**Limited Supply**  
High Density Multiplex Yield with Limited Supply of End Product



**Steps Away from Schools**  
Elite School Catchment & End User Appeal

## Salient Facts

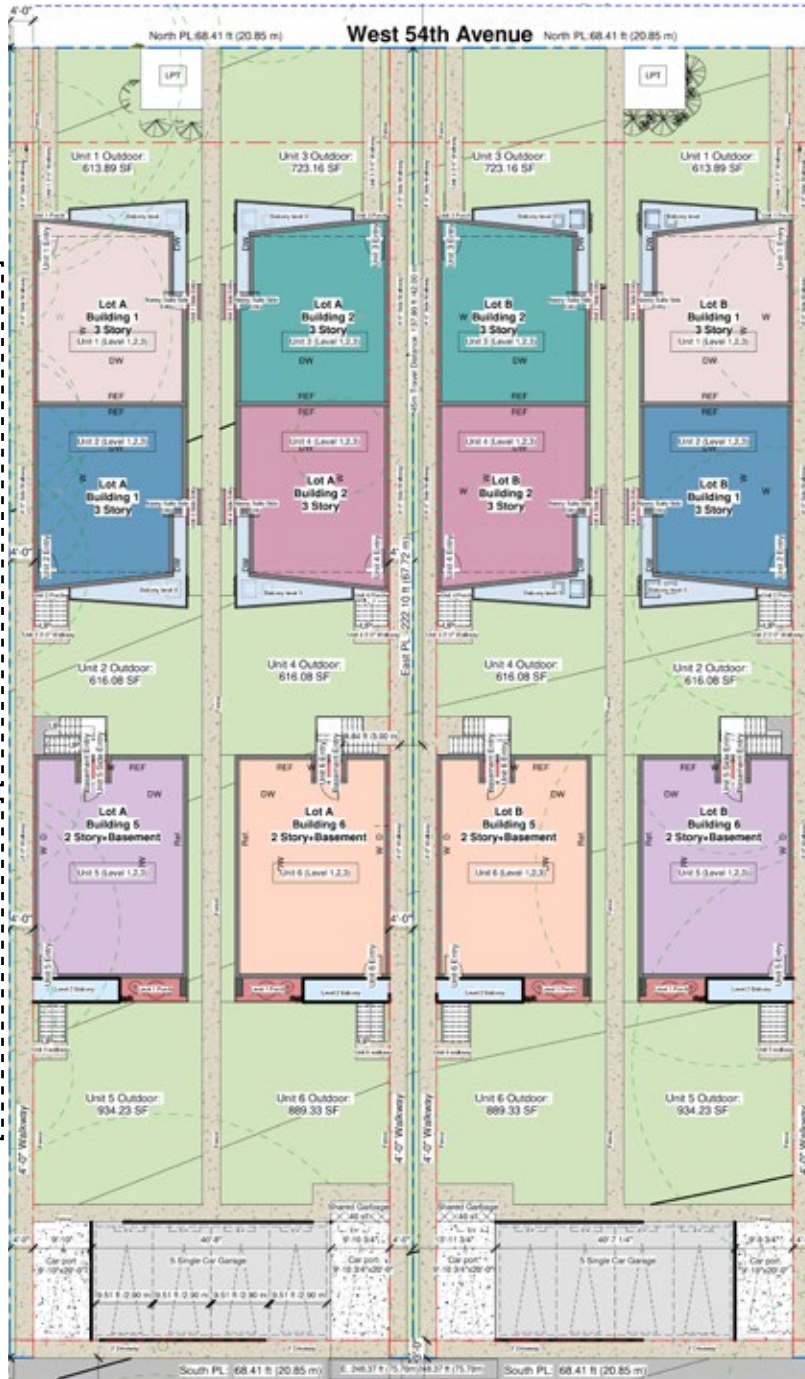
<b>Size</b>	± 49,793 SQFT
<b>Zoning</b>	R1-1
<b>PID</b>	032-432-933, 032-432-941, 032-432-950, 032-432-968
<b>Legal Description</b>	LOT 1, PLAN EPP124686, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, LOT 2, PLAN EPP124686, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, LOT 3, PLAN EPP124686, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, LOT 4, PLAN EPP124686, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Price</b>	Contact Listing Agent

# Site Plan

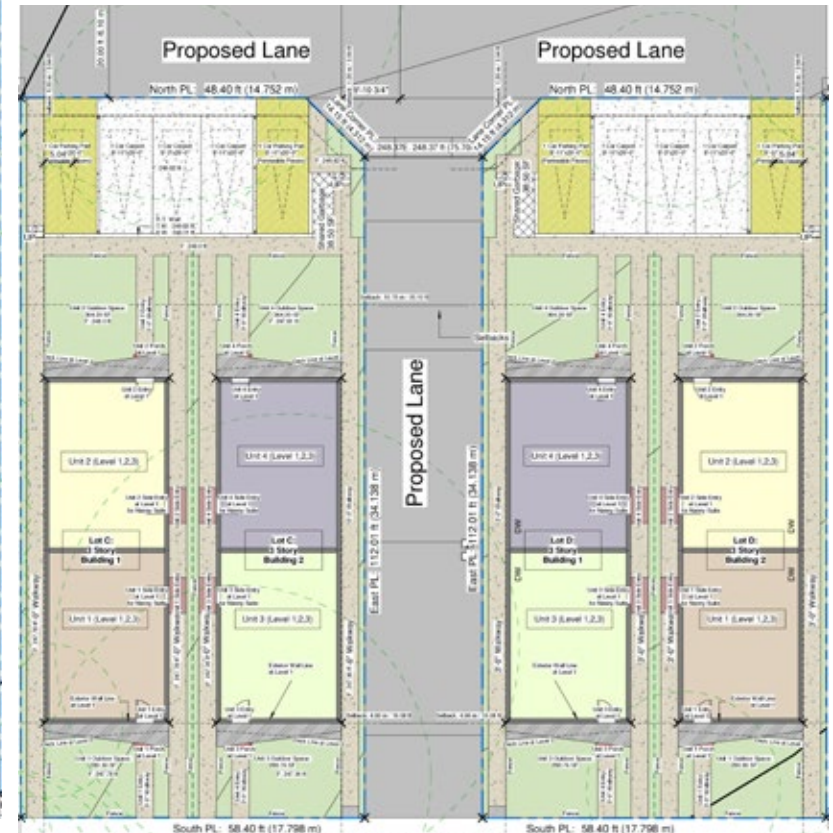


The site is ready to build immediately with no servicing, rezoning or development expenses, or timeline required.

Architectural plans demonstrate the ability to accommodate **up to 20 multiplex units**.

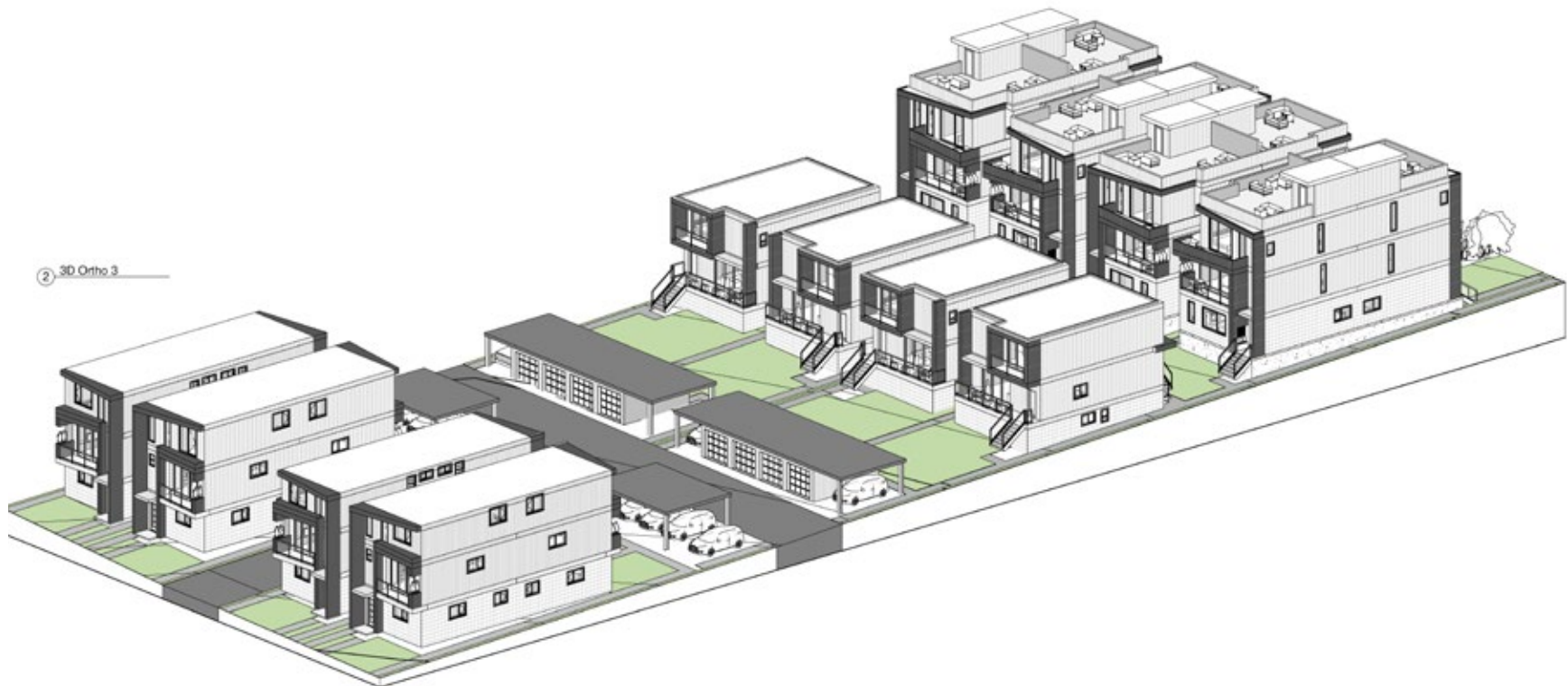
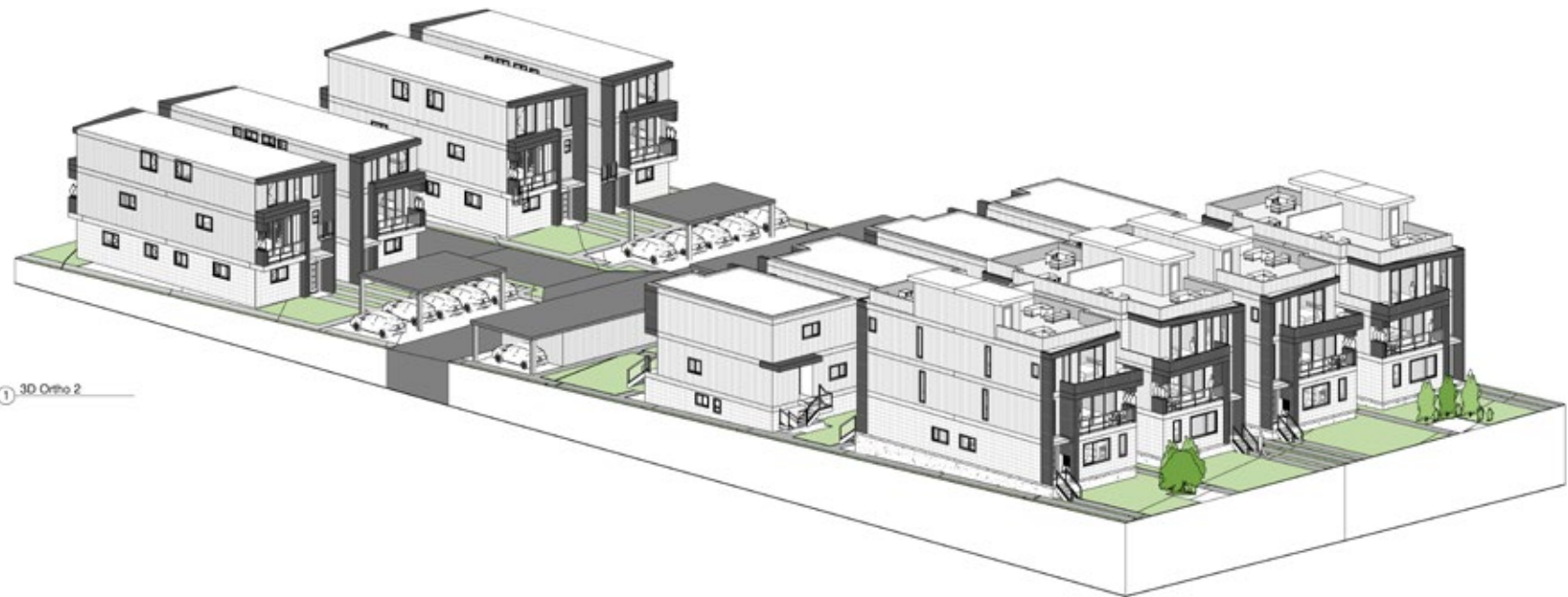


**LOT 1 & 2 SITE PLAN**



**LOT 3 & 4 SITE PLAN**

**West 55th Avenue**



These are only drawings showing the potential for the property. The Seller and William Wright Commercial do not make warranties, repercussions, nor guarantee the information in this brochure is accurate, and the buyer must rely on their own due diligence when making the purchase.

## LOCATION

### Located in the Heart of South Granville

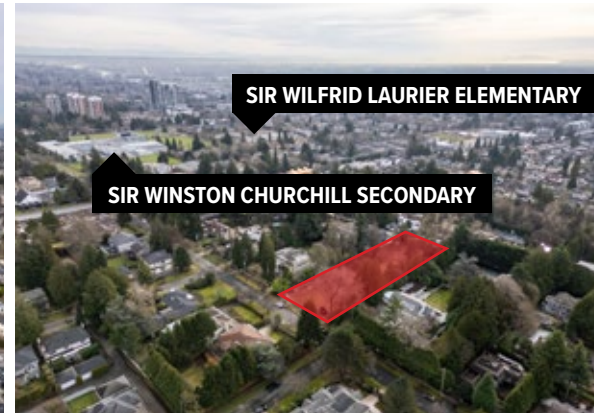
Located in the heart of South Granville, 1140 West 54th Avenue offers an exceptional blend of family-oriented living, educational excellence, and West Side prestige. This quiet, tree-lined residential pocket is surrounded by some of Vancouver's most established amenities, making it an ideal setting for long-term homeowners and discerning end users.

Families benefit from proximity to highly regarded schools, with Sir William Osler Elementary School and Sir Winston Churchill Secondary School just minutes away and post-secondary institutions such as Langara College and the University of British Columbia.

The location is surrounded by premier recreational and green spaces, including Queen Elizabeth Park and the renowned VanDusen Botanical Garden, while the redeveloped Marpole Oakridge Community Centre provides modern community and fitness facilities nearby. Residents can also enjoy golf at Langara Golf Course and wellness amenities at the local YMCA of Greater Vancouver.

The neighbourhood also offers a diverse and vibrant dining scene, ranging from fine dining at Seasons in the Park to popular local favourites such as Neptune Palace Seafood Restaurant, Okini Restaurant & Bar, and Dublin Crossing Irish Pub.

Everyday convenience is further enhanced by close proximity to premier retail destinations, including future Oakridge Park, Marine Gateway, and McArthurGlen Designer Outlet Vancouver Airport.



## DEMOGRAPHICS: 1 KM DISTANCE



Population  
14,322



Total Households  
4,957



Avg. Household Income  
\$106,250



Median Age  
38.7

## FOR MORE INFORMATION CONTACT

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