



LAND ASSEMBLY REPORTS

July 1st to December 31st 2018





DEVELOPMENT SITE NOTABLE SALES

July 1st to December 31st 2018

SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
CAMBIE			
4118 Cambie Street	1	\$12,000,000	Apt Dev
4361-4387 Cambie Street	2	\$25,317,500	Apt Inv
568-584 W 24th Ave	5	\$15,000,000	Th Inv
486 W 26th Ave	1	\$11,950,000	Apt Inv
582-588 W King Edward Ave	2	\$15,160,950	Apt Dev
625 W 33rd Ave	1	\$5,500,000	Mu Inv
636-682 W 28th Ave & 4435 Ash Street	6	\$28,430,000	Th Dev
731 W King Edward Ave	1	\$3,280,000	Th Inv
76-96 W King Edward Ave	3	\$16,250,000	Th Inv
6847 Cambie Street & 505 W 49th Ave	2	\$19,000,000	Apt Inv
565 W 50th Ave	1	\$3,250,000	Th Dev
493 W 59th Ave	1	\$6,450,000	Apt Dev
975 W 52nd Ave & 6750 Oak Street	2	\$7,280,000	Th Dev
6212-6218 Ash Street	2	\$5,208,600	Th Inv
■ 5661 Baillie St	1	\$6,091,500	Apt Inv
5688 Ash Street & 586 W 41st Ave	2	\$5,080,000	Apt Dev
1008 W 47th Ave & 6335 Oak Street	2	\$9,300,000	Th Dev
■ 576 W 37th Ave	1	\$6,500,000	Apt Inv

SITE ADDRESS	SITE(S) ASSEMBLED*	PRICE (\$)	CLASSIFICATION
MARPOLE			
38 W 63rd Ave	1	\$2,000,000	Th Inv
380 W 62nd Ave	1	\$4,280,000	Apt Inv
7557-7575 Oak Street	4	\$14,977,000	Th Dev
7688-7710 Cambie Street	2	\$13,770,600	Apt Inv
8655 Granville Street	1	\$20,000,000	Mu Inv
522 W 64th Ave	1	\$4,300,000	Apt Inv
7425 Alberta Street & 406-422 W 58th Ave	3	\$21,750,000	Apt Inv
269-285 S.W. Marine Drive	2	\$5,400,000	Apt Inv
443-473 W 64th Ave	4	\$16,500,000	Apt Inv
514-530 W 59th Ave	3	\$13,828,000	Apt Dev
7591 Yukon Street	1	\$4,100,000	Apt Dev
540 W 65th Ave & 8120-8168 Lord Street	6	\$30,450,000	Mu Inv
BURNABY			
6800 Lougheed Highway	1	\$209,000,000	In Inv
4716-4780 Hasting Street	7	\$26,000,000	Mu Dev
5978 Wilson Avenue	1	\$30,000,000	Apt Inv
6645 Dow Avenue	1	\$58,600,000	Mu Inv
2421 Alpha Avenue	1	\$12,670,000	Apt Dev
4495 Imperial Street	1	\$4,300,000	Apt Inv
6864-6884 Mckay Ave & 4314-4330 Imperial St	6	\$10,150,000	Tba Inv
204 Gilmore Avenue & 4108 Pandora Street	2	\$5,050,000	Tba Inv
1610 Springer Avenue	1	\$7,125,000	Tba Dev
7171 Stride Avenue	1	\$1,100,000	Tba Inv
4330 Maywood Street	1	\$13,500,000	Apt Dev
7584 Macpherson Avenue	1	\$2,400,000	Apt Inv
6014 Kathleen Avenue	1	\$1,300,000	Apt Inv
6939 Balmoral Street	1	\$1,950,000	Apt Inv
6730 Dow Avenue	1	\$5,900,000	Apt Dev



DEVELOPMENT SITE NOTABLE SALES

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SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
EAST SIDE			
225-245 E 2nd Ave	2	\$18,750,000	Tba Inv
1205 East Hasting Street	1	\$9,611,192	Tba Inv
1172-1182 East Hasting Street	3	\$4,750,000	Tba Dev
3207-3223 Main Street	3	\$14,890,000	Tba Dev
2204-2436 East 1st Avenue	5	\$10,970,000	Tba Dev
2418-2436 East 33rd Ave	4	\$10,305,000	Tba Inv
2309-2369 East 10th Ave & 2542-2570 Garden Dr	7	\$14,107,000	Tba Dev
3245 Fraser Street	1	\$4,712,000	Tba Inv
1375-1381 Kingsway	4	\$8,250,000	Tba Dev
196 East 35th Ave & 5107-5119 Main St	3	\$9,915,000	Tba Dev
2246-2268 East Broadway	4	\$9,300,000	Tba Inv
3510 Main Street	1	\$13,141,000	Tba Inv
1690 Kingsway	1	\$3,700,000	Tba Inv
3680 East Hasting Street	1	\$10,525,000	Tba Dev
5324 Rhodes Street	1	\$2,050,000	Tba Inv
1943 East Hasting Street	1	\$5,850,000	Tba Inv
686 East 22nd Avenue & 3811-3835 Fraser Street & 679 East 23rd Ave	7	\$20,922,000	Tba Dev
46 East 12th Avenue	1	\$1,780,000	Tba Inv
2743 Duke Street	1	\$1,610,000	Tba Inv
1622 East 1st Avenue	1	\$1,443,000	Tba Inv
2406-2424 Garden Dr	3	\$9,000,000	Tba Dev
2286 East Broadway	1	\$1,750,000	Tba Inv
2249 East Broadway	1	\$2,500,000	Tba Dev
2057-2081 East 1st Ave	2	\$4,045,000	Tba Dev
1385 East 24th Ave	1	\$1,925,000	Tba Inv
104 East Broadway	1	\$6,800,000	Tba Inv
1111-1123 Kingsway	4	\$14,800,000	Tba Dev

SITE ADDRESS	SITE(S) ASSEMBLED*	PRICE (\$)	CLASSIFICATION
BURQUITLAM			
712-720 Robinson Street & 719-730 Seaton Avenue	9	\$19,880,000	Th Inv
528-562 Brookmere Ave	2	\$6,000,000	Apt Inv
■ 597-603 Dansey Avenue	4	\$14,270,000	Apt Dev
711 Ducklow Street	1	\$2,800,000	Th Dev
533 Cottonwood Ave	1	\$40,500,000	Apt Dev
520 Cottonwood Ave	1	\$22,500,000	Apt Dev
567-601 Loughheed Highway & 605-609 Edgar Avenue	5	\$18,472,942	Apt Inv
808-812 Gauthier Ave	2	\$5,338,000	Apt Dev
217 Nelson Street	1	\$1,825,000	Apt Inv
700-716 Edgar Ave	6	\$11,582,500	Apt Dev
711 Morrison Ave	1	\$2,000,000	Th Inv
715 Robinson Street	1	\$1,400,000	Th Dev
739 Como Lake Ave & 804 Robinson St	2	\$3,550,000	Apt Inv
545 Sydney Avenue	1	\$15,575,000	Apt Dev
668 Whiting Way & 675 North Road	2	\$46,000,000	C Dev
572 Rochester Ave	1	\$1,700,000	Th Dev
541 Clark Road	1	\$13,600,000	C Inv
600-618 Shaw Ave	4	\$12,200,000	Apt Dev
605-607 Sydney Ave	2	\$3,950,000	Th Dev
558-568 Maddore Ave & 559-565 Rochester Ave	7	\$18,493,636	Apt Inv
WEST SIDE			
2007-2021 W 41st Ave	3	\$20,760,000	C Inv
1451 W Broadway	1	\$14,000,000	C Inv
1805 Larch Street	1	\$11,998,000	Ins Dev
1545 W 3rd Ave	1	\$11,300,000	C Dev
2968 Birch Street	1	\$5,550,000	Tba Dev
6310-6320 East Boulevard	2	\$13,300,000	Tba Inv
3591 West 19th Avenue & 3480-3496 Dunbar Street	3	\$10,300,000	Tba Inv
1520-1530 West 6th Ave	3	\$24,931,750	C Dev
5957-5959 West Boulevard	2	\$9,750,000	C Dev
5520-5580 Dunbar Street	2	\$15,500,000	C Inv

FORM OF POTENTIAL DEVELOPMENT

(Apt) Apartment	(Mu) Mixed-Use	(Mtc) Municipal Town Centre
(H) Highrise	(C) Commercial	(Tba) To Be Announced
(Th) Townhouse	(Us) Unique Site	(In) Industrial

PURCHASER

(Inv) Investor
(Dev) Developer
(Usr) User

■ Sold by Claridge