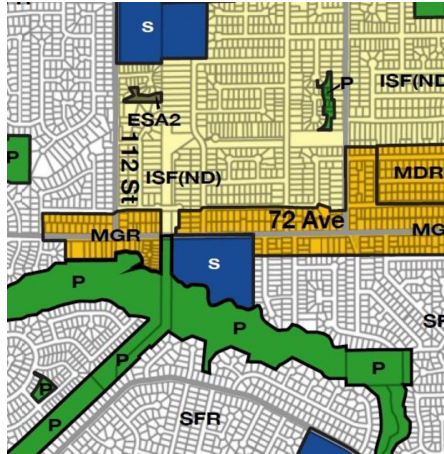
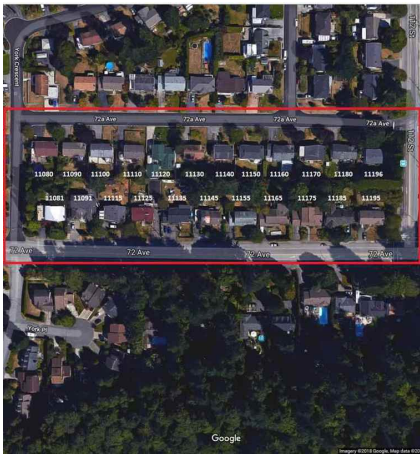


11195 72 Avenue, Delta

\$1,750,000



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 lot, 30 units per acre. Great investment property with long term value for developers & investors. Large 10032 SF rectangular Corner lot. The 2032 SF home is very well maintained with a potential finished in-law suite in the basement. Renovations include fully finished basement, 12 year old roof and newer hot water tank. Please check with the City for details. Click on Virtual Tour to view Delta Development info. DO NOT WALK ON PROPERTY.

KEY INFORMATION

MLS® R2311172

Residential Detached

Nordel

5 Bedrooms

3 Bathrooms

2,032 SF

10,032 SF Lot

FEATURES

Year Built: 1969

Listed By: Amex Broadway West Realty

19/04/2025

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) designation, the following:

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: