



Presented by:  
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**Active** **4780 48B STREET** Land  
**R2822066** Ladner **\$1,500,000** (LP)  
 Board: V Ladner Elementary (SP)



Sold Date: Original Price: **\$1,500,000**  
 Frontage (feet): **50.03** Subdiv/Complex:  
 Meas. Type: **Feet** P.I.D.: **011-303-166**  
 Frontage (metres): Taxes: **\$4,002.27**  
 Depth: **132.02** For Tax Year: **2023**  
 Price/SqFt: Zoning: **RA20**  
 Sub-Type: Rezoneable?  
 Flood Plain:  
 Exposure: **West**  
 Permitted Use: **Triplex**  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify

Lot Area	
Acres:	<b>0.15</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,603.00</b>
SqM:	<b>613.44</b>

Sanitary Sewer: **Community**  
 Storm Sewer: **Available**  
 Water Supply: **City/Municipal**  
 Electricity: **At Lot Line**  
 Natural Gas: **At Lot Line**  
 Telephone Service: **At Lot Line**  
 Cable Service: **At Lot Line**  
 Prospectus: **Not Required**  
 Develop Permit?: **Yes**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Available**  
 Perc Test Avail:  
 Perc Test Date:

Property Access: **Road Access**  
 Parking Access:  
 Fencing:  
 Property in ALR/FLR:  
 Information Pkg: **Yes**  
 Sign on Property:  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged in last 2yr?: **No**  
 First Nation Reserve:

Legal: **LOT 1, PLAN NWP8250, DISTRICT LOT 106, GROUP 2, NEW WESTMINSTER LAND DISTRICT**  
 Site Influences: **Central Location, Cleared, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Restrictions: **None**

Listing Broker 1: **Macdonald Realty**  
 Listing Broker 2:  
 Listing Broker 3:

**Perfect opportunity for a Developer or multi generational family looking to to purchase a turnkey development site in the heart of Ladner. Excellent walkability to parks and downtown Ladner. Each home is thoughtfully designed with 4 bedrooms + Office, 2 Primary bedrooms with 1 on the main floor and a large rooftop deck for entertaining. The homes range from 2213 to 2234 sf with an additional attached garage along with a secondary parking pad. This is a rare non strata row home development. 3rd reading is approved!**