



For Sale

6338 Douglas St & 6544 Royal Ave

West Vancouver

12,200 sq.ft. Rowhouse-Zoned Lot

BABYCH GROUP
COMMERCIAL

6338 Douglas St & 6544 Royal Ave
West Vancouver

Opportunity

Rare opportunity to acquire a 12,200 sq ft rowhouse-zoned site in Horseshoe Bay Village. Two side-by-side lots with rezoning and development permit in place, plus plans for a 9-unit project (3 bed, 4 bath homes with garages and bay views). Prime walkable location near shops, transit, parks, and the beach. Must be purchased together.

Property Details

Lot Sizes:

6338 Douglas: 6,100 sq.ft.
6544 Royal: 6,100 sq.ft.
Total: 12,200 sq.ft.

Zoning:

RG-3

Property Taxes:

6338 Douglas: \$5,613.35 (2025)
6544 Royal: \$5,578.09 (2025)
Total: \$11,191.44 (2025)

Listing Price:

6338 Douglas: \$2,450,000.00
6544 Royal: \$3,045,000.00
Total: \$5,495,000.00

Lot Features

- Two side-by-side duplex lots
- Rowhouse zoning in place
- Development permit approved
- Plans for 9-unit rowhouse project
- Bay views
- Walkable village location (shops, transit, parks, beach)
- Addresses "missing middle" housing demand

Rowhouse-Zoned Lot | For Sale



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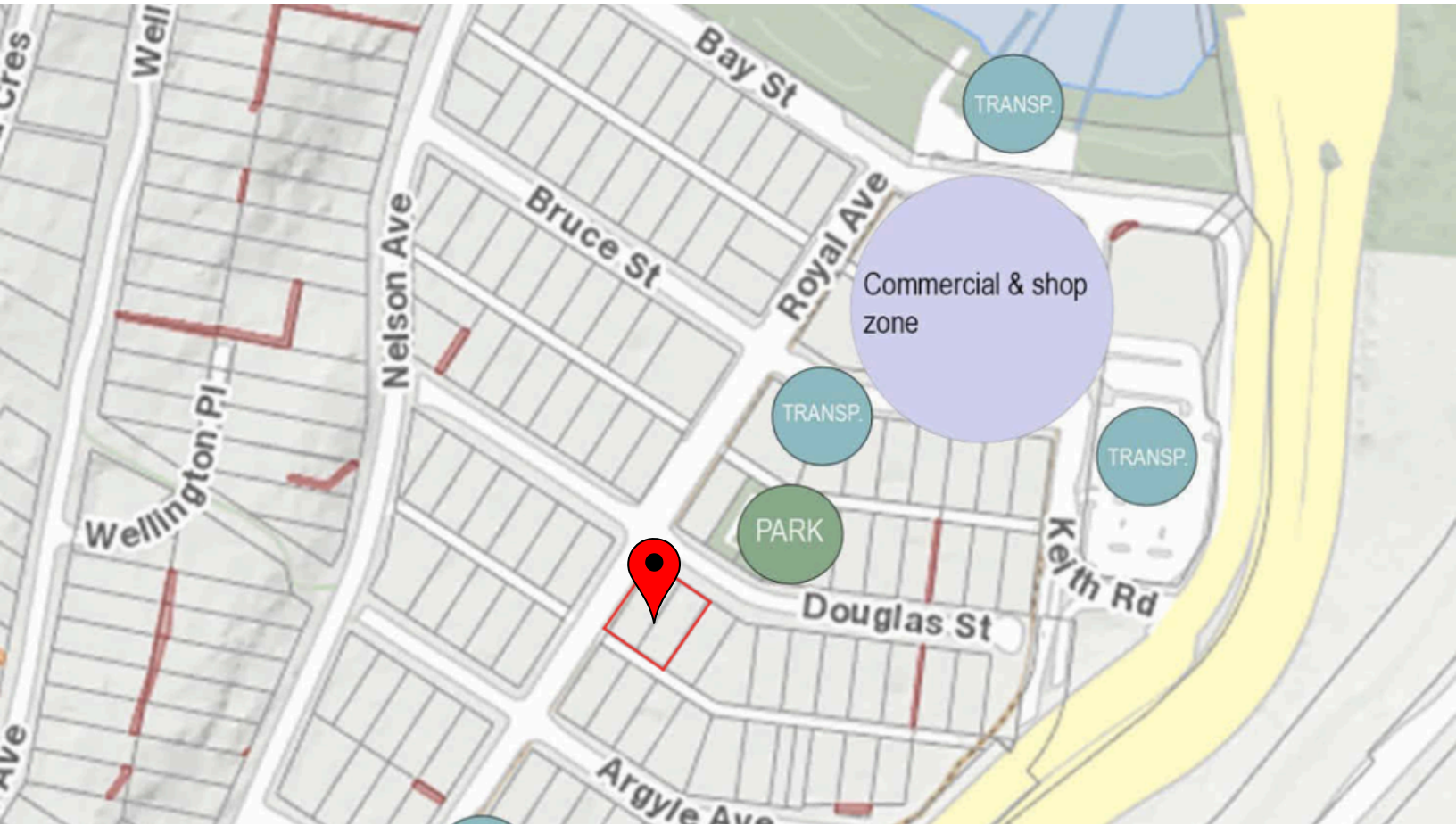
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Nearby Amenities

- Horseshoe Bay Ferry Terminal
- Horseshoe Bay Bus Loop
- Gleneagles Golf Course
- Gleneagles Community Centre
- Troll's Restaurant
- Olive and Anchor
- C-Lovers Fish and Chips
- Starbucks



Location



Contact Agents

Ross Forman

Personal Real Estate Corporation
Principal | Advisor
ross@formanpilkington.com

Robert Alexander

Personal Real Estate Corporation
Principal | Advisor
robert@teamalexander.com

Jeff Pilkington

Personal Real Estate Corporation
Advisor
jeff@formanpilkington.com



Babych Group Realty Vancouver Ltd.

201, 1 Lonsdale Avenue
North Vancouver, BC V7M 2E4
604-980-3003

www.formanpilkington.com

