



FOR SALE

**LARGE SCALE DEVELOPMENT
OPPORTUNITY IN PORT MOODY**

T

Tall Tree Estates || Strata Plan NWS 913

155 - 230 James Road
Port Moody

HART BUCK

Personal Real Estate Corporation

Vice President

604 727 7001

hart.buck@colliers.com

JENNIFER DARLING

Senior Associate

778 837 5900

jennifer.darling@colliers.com



155 - 230 James Road, Port Moody

Tall Tree Estates

Opportunity to acquire over 5 acres of residential development land in beautiful Port Moody. The property is surrounded by nature, walking distance to rapid transit and amenities.

KEY HIGHLIGHTS



Strong holding income with existing improvements



Large scale site provides flexibility of design



Development potential with increased density

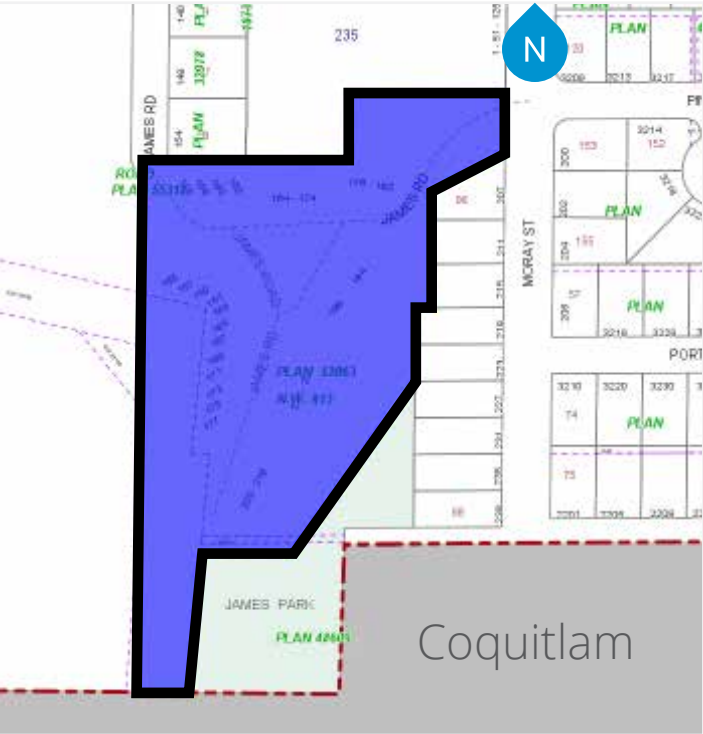


EXISTING BUILDINGS	
Building	Number of Townhomes
A	4
B	6
C	4
D	8
E	8
F	8
G	8
H	4
Total	50 - 3 level townhomes

SALIENT FACTS

Civic Address	155-230 James Road, Port Moody
PID'S	Multiple
Site Area	5.027 Acres (218,978 sf)
Current Zoning	RM-3
Land Use Plan	Multi-Family Residential
Current Improvements	50 strata townhomes distributed through 8 separate buildings
Net Rentable	87,050 SF

LEGAL MAP

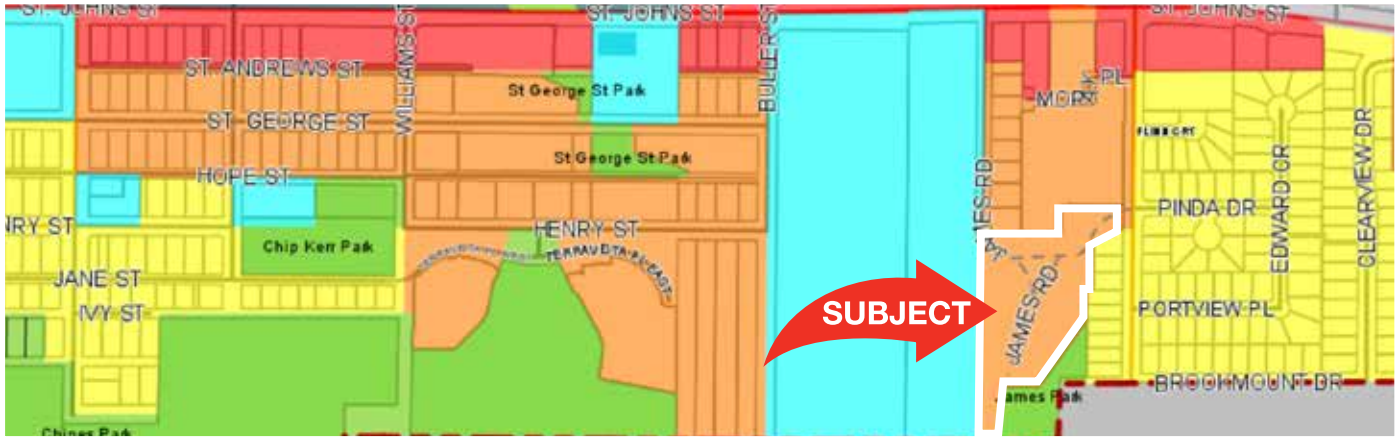


LAND USE PLANNING

The Property is designated as Multi-Family Residential in Port Moody's Official Community Plan and is not included within a specific area plan.

The Multi-Family Residential designation is intended to support the development of low to medium density attached housing. Development in this designation can range from duplexes and townhomes to 3-6 storey apartment buildings.

The Multi-Family Residential can be seen marked in orange on the map below, taken from Map 1 of the Official Community Plan: Overall Land Use Plan.





OFFERING PROCESS

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. The Vendor has elected not to establish an asking price for the Property and interested parties are encouraged to come to their own opinion of value.

After signing a Confidentiality Agreement (CA), interested parties will be provided a Confidential Information Memorandum ("CIM") which contains legal documents, zoning, maps and City of Port Moody planning documents relevant to the Property.

Please contact Hart Buck and Jennifer Darling for further information and pricing guidance.

HART BUCK

Personal Real Estate Corporation

Vice President

604 727 7001

hart.buck@colliers.com

JENNIFER DARLING

Senior Associate

778 837 5900

jennifer.darling@colliers.com



Colliers International
200 Granville Street, 19th Floor
Vancouver, BC | V6C 2R6
+1 604 681 4111
collierscanada.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc.