

FOR SALE

675 North Road
Coquitlam, BC

Transit-Oriented High-Rise Development Opportunity

- Highly desirable Burquitlam Station location
- Rare scale in a 283,366 buildable square foot high-rise site
- No height restriction
- Zoning certainty under the Burquitlam-Lougheed Neighbourhood Plan
- Four-minute walk to Burquitlam SkyTrain Station

CASEY WEEKS *Personal Real Estate Corporation*
604 661 0811
casey.weeks@colliers.com

MORGAN IANNONE *Personal Real Estate Corporation*
604 662 2654
morgan.iannone@colliers.com

ROB GREER *Personal Real Estate Corporation*
604 687 7311
robert.greer@avisonyoung.com

*Downtown
Vancouver*

NORTH ROAD

SUBJECT

COTTONWOOD AVENUE



Burquitlam
SkyTrain Station





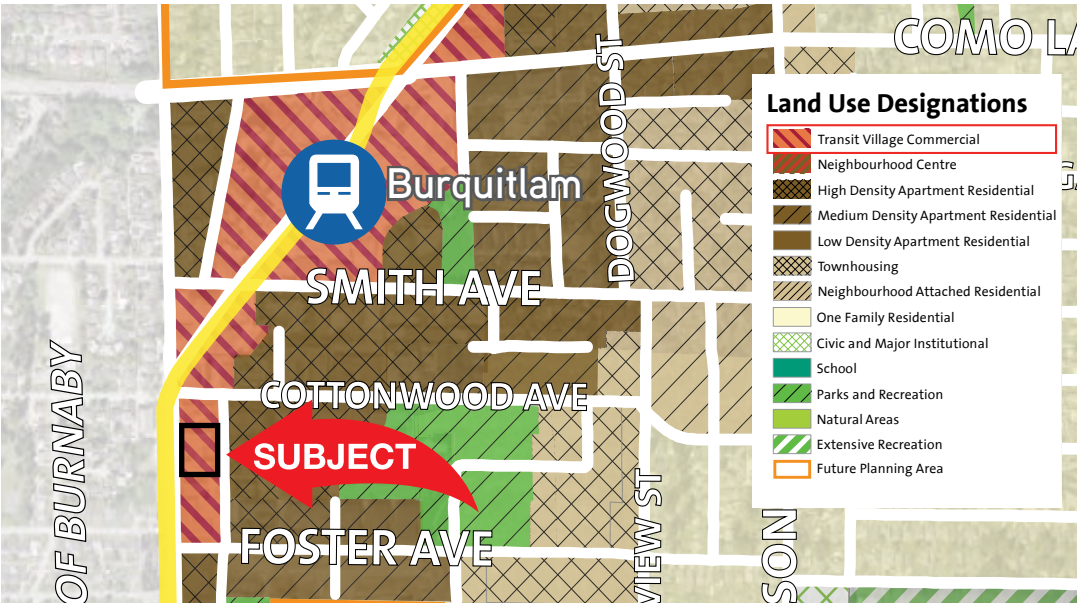
OPPORTUNITY

To purchase a 51,521 square foot development site currently improved with a 76-suite apartment building in West Coquitlam's popular Burquitlam neighbourhood.

SALIENT FACTS

Municipal Address:	675 North Road, Coquitlam, BC
Legal Address:	PL NWP32680 LT 106 DL 7 LD 36
PID:	002-162-679
Location:	Located on the eastern side of North Road between Cottonwood and Foster Avenues in the Burquitlam neighbourhood of Coquitlam, just blocks from the Burquitlam Station.
Site Area:	51,521 SF
Improvements:	Three-storey apartment residential
Current Zoning:	RM-2
Future Land Use:	Transit Village Commercial - Multi-Storey High-Density Apartment Residential (C-7)
FAR:	5.50 - 4.50 outright with the option for additional 1.0 FAR to be secured as market rental.
Gross Taxes (2017):	\$55,529.91
Assessed Value (2017):	\$14,922,000

BURQUITLAM-LOUGHEED NEIGHBOURHOOD PLAN



675 North Road C-7 Zoning	FAR	Area (SF)
Site Area		51,521
Residential FAR	4.25	218,964
Commercial FAR (min.)*	0.25	12,880
Total Projected	4.50	231,845
Optional Secured Market Rental Density	1.0	51,521
Total Combined	5.50	283,366

*Commercial space does not have to be retail but must be approved by the City of Coquitlam as “Employment Generating” space.

LAND USE DESIGNATION

Under the recently approved Burquitlam-Lougheed Neighbourhood Plan, 675 North Road is designated as **Transit Village Commercial** with an FAR of 4.5. The City has further indicated that a bonus density of 1.0 FAR may be achieved if secured as market rental units. Coquitlam Council formally adopted the new Burquitlam-Lougheed Neighbourhood Plan on June 26th, 2017.

BURQUITLAM OVERVIEW

The Property is located in the Burquitlam neighbourhood of West Coquitlam just east of Burnaby and north of the Fraser River. Coquitlam enjoys a central location within the Metro Vancouver region and is the fifth largest city in British Columbia.

With the recent expansion of the Millennium Line and the Evergreen Extension opening in early 2017, the neighbourhood has seen a surge in development and investment from prominent firms such as Bosa, Marcon, Mosaic, Intracorp, Bluesky and Concert Properties. With its prime location positioned at the top of the hill, Burquitlam Station and vicinity are destined to become the new regional town centre for Coquitlam.

PROSPECTIVE PURCHASERS

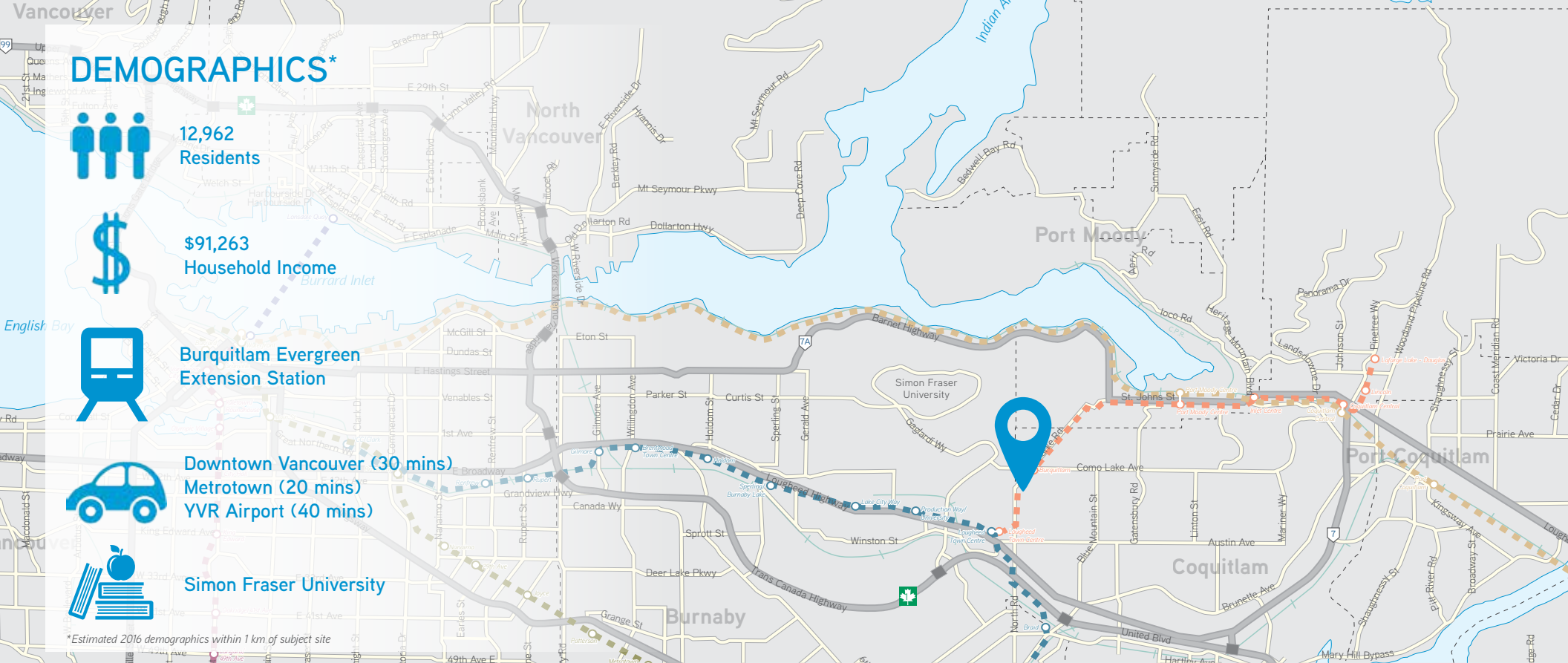
Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. The Vendor has elected not to establish an asking price for the Property and interested parties are encouraged to come to their own opinion of value.

After signing a Confidentiality Agreement (CA), qualified interested parties will be provided a Confidential Information Memorandum (“CIM”) which contains reports, maps and City of Coquitlam planning documents relevant to the Property.

Please contact listing agents for pricing guidance.

BID DATE

Please note that offers will be reviewed on or after 4 PM , Wednesday, November 15, 2017.



SITE PLAN



CONTACT US

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morgan.iannone@colliers.com

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