

FOR SALE

SINGLE FAMILY DEVELOPMENT SITE WITH PLA

804 – 810 MacIntosh Street
& 811 Kelvin Street
Coquitlam, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 1.67 acre single family development site
- 2 minute drive to Burquitlam Station (SkyTrain)
- Preliminary drawings for up to 11 RS-3 lots
- Asking price: \$9,500,000

For more information
PLEASE CONTACT:

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FLRE.ca

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OPPORTUNITY

This exclusive offering presents an opportunity to acquire a single family development site located minutes from Burquitlam Station and within walking distance to the many amenities that West Coquitlam has to offer.

DEVELOPMENT POTENTIAL

The site is designated "One Family Residential" in the Southwest Coquitlam Area Plan which could allow the site to be subdivided into 11 RS-3 lots with a minimum lot size of 555 square meters (5,974 square feet). Alternatively, you can complete the existing 5 single family lot subdivision with Preliminary Layout Approval and Servicing Requirements dated February 21, 2018 and hold onto the Como Lake frontage property in anticipation of an increase in density.

CURRENT USE

The properties are currently improved with three tenanted single family homes.

PROPERTY DETAILS

PIDS: 000-820-261, 017-974-089, 017-974-097

Addresses: 804 MacIntosh Street, 810 MacIntosh Street, 811 Kelvin Street

Zoning: RS-1

Gross Site Size: 1.67 acres

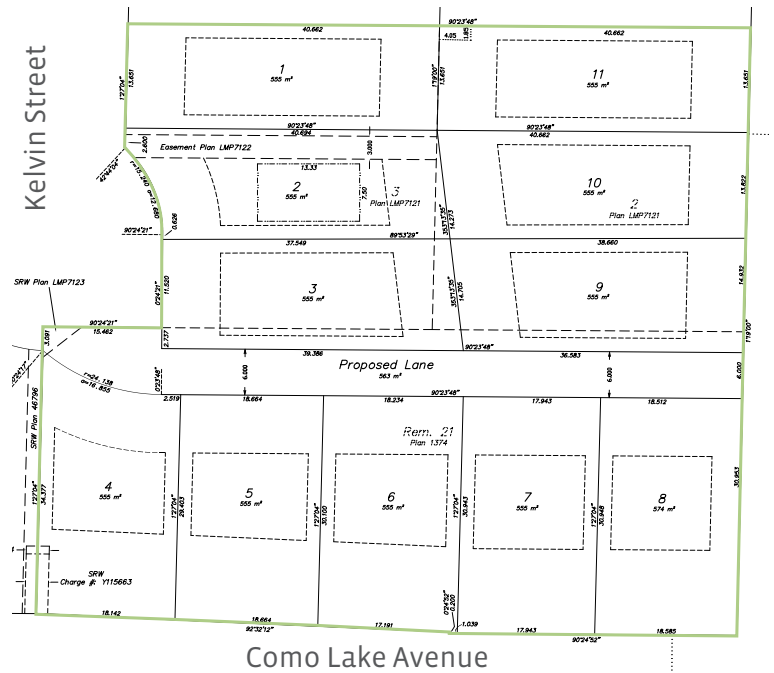
PROPERTY TAXES

\$25,055 (2017 combined)

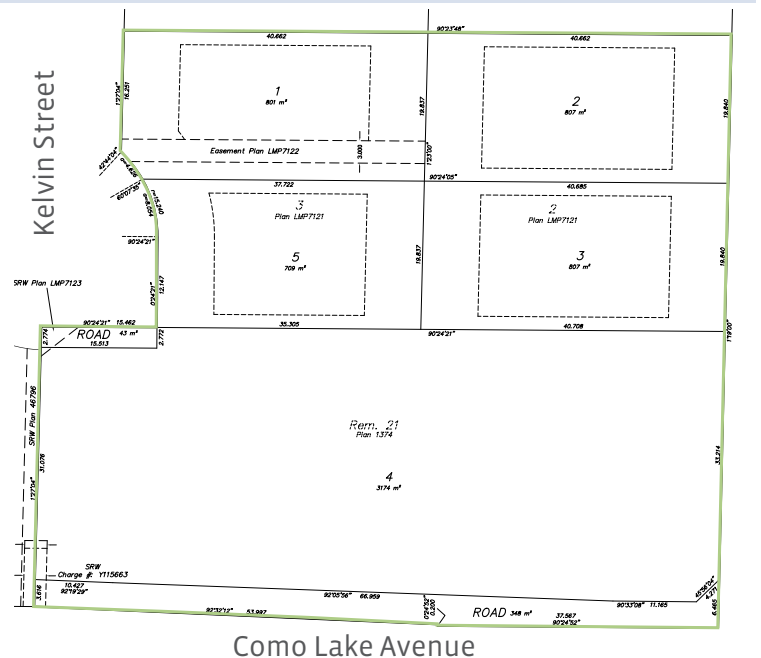
ASKING PRICE

\$9,500,000

POTENTIAL 11 LOT SITE PLAN



5 LOT SITE PLAN WITH PLA



FOR MORE INFORMATION CALL 604.687.8300

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LOCATION

The site is located in West Coquitlam, just east of the popular Burquitlam neighbourhood and offers close proximity to Simon Fraser University, Centennial Secondary School, Banting Middle School and several elementary schools. The site also offers convenient access to numerous recreational options including Como Lake Park as well as the Vancouver Golf Club. The site is minutes by car, bus or bike to the Burquitlam SkyTrain Station and is approximately a ten minute drive from Moody Centre Station which is serviced by the West Coast Express as well as the SkyTrain.

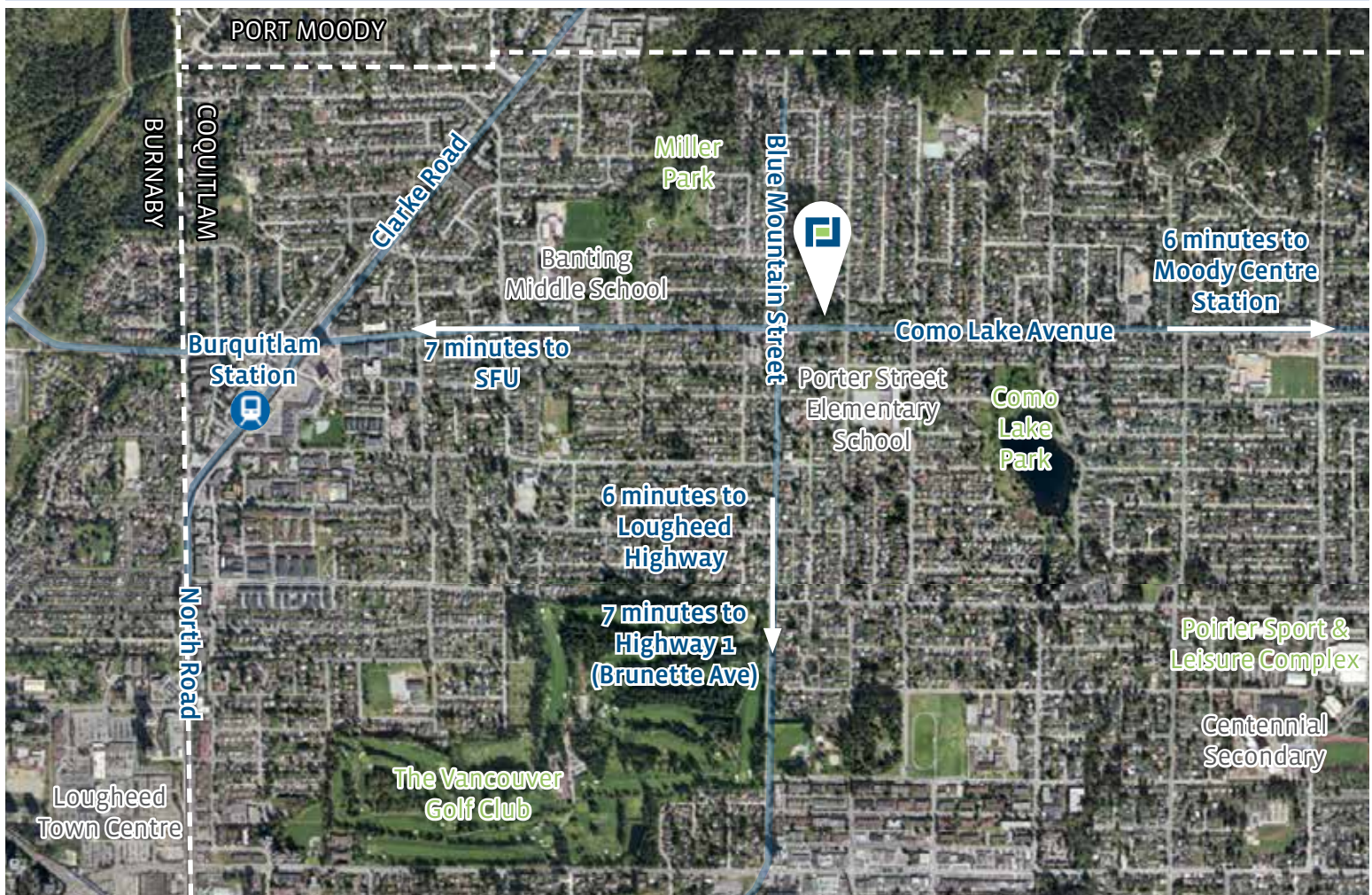
PROJECT DOCUMENTATION

The following additional information pertaining to development and feasibility is available upon request.

- Title
- Tax reports
- Preliminary drawings
- PLA documents

Please contact the listing agents to obtain access to the data room containing the above documents.

LOCATION



FRONTLINE

REAL ESTATE SERVICES

Owen Yates *Personal Real Estate Corporation* and Adam Lawrence are development land experts and licensed Realtors that specialize in the marketing and sale of residential development land in specific suburban Metro Vancouver markets “North of the Fraser”. This focused approach allows them to spend their time in one segment of the market, building stronger relationships and maximizing their expertise.



OWEN YATES

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ADAM LAWRENCE

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Owen and Adam are supported by a team of specialists who share resources, collaborate and are incentivized to work together. The result is more up-to-date market information, better qualified opportunities, and continuous improvement.



KERRIANN REIMER

Client Service Coordinator
North of the Fraser



ANDE KURIC

Director of Marketing



JUSTIN MITCHELL

Personal Real Estate Corporation
Partner | Land & Investment
Fraser Valley



MIKE HARRISON

Land & Investment Sales
Fraser Valley



MEGAN JOHAL

Client Service Coordinator
Fraser Valley



DANIELLE REED

Personal Real Estate Corporation
VP | Project Marketing

Frontline Real Estate Services Ltd. is a full-service real estate agency offering real estate broker and marketing services across the Fraser Valley and suburban Metro Vancouver.

Come visit us at our office, conveniently located on 200th Street right off Highway 1.

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