

TRANSIT-ORIENTED DEVELOPMENT SITE

CLAREMONT STREET & GARDENA DRIVE, COQUITLAM, BC

FOR SALE



FOR MORE INFORMATION:

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REAL ESTATE SERVICES

This exclusive offering is a transit-oriented development opportunity situated in the Oakdale neighbourhood, less than a ten-minute walk from parks, shopping, and the Evergreen Line, providing access to the West Coast Express which allows for travel across Metro Vancouver. Simon Fraser University is only a 5 minute drive away, or it can be reached in 15 minutes by bus via the direct bus route, situated only steps away from the site.

Property Highlights:



Designated High Density Apartment Residential in the Oakdale Neighbourhood Plan



Development potential in a highly desired community



5-minute walk to Burquitlam Sky Train Station



Close proximity to parks, schools, and a comprehensive list of services

The site is comprised of 6 parcels spanning over 1.22 acres. Each parcel contains a rentable single family home, which has the ability to cover a portion of the carrying costs while a development application is underway. The site is designated High Density Apartment Residential, allowing up to 5.5 FAR.



The site is designated High Density Apartment Residential and contains a watercourse along the north perimeter of the site which cuts between Gardena and Claremont. The high density designation will allow up to 5.5 FAR, allowing for incredible unobstructed views to the north and the west. No development application has been filed on the property.

PROJECT DOCUMENTATION

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

- Survey
- Titles
- Tax Report
- and more

ADDRESSES

647 & 649 Gardena Drive
640, 642, 644, 646 Claremont Street

TAXES (2020)

\$29,804.17

PIDS

009-099-484, 009-099-492,
009-099-701, 009-099-727,
009-108-777, 004-699-343

ASKING PRICE

Contact Listing Agent





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Local Focus. Powerful Results.

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