

#### **HARPREET SINGH**

Personal Real Estate Corporation Executive Vice President Development Land & Investment Sales 604 640 5870



### **OPPORTUNITY**

An exceptional opportunity awaits savvy investors and developers in Port Coquitlam, where three prime parcels of developable land are available for purchase. Zoned specifically for high-density residential apartments, these parcels offer a unique chance to capitalize on the city's growing demand for housing. With a strategic location in the heart of the Greater Vancouver area, these properties present an ideal canvas for crafting modern, sought-after living spaces tailored to meet the needs of the contemporary urban dweller. Don't miss out on this rare opportunity to secure a foothold in one of British Columbia's most promising real estate markets and contribute to the vibrant growth of Port Coquitlam's residential landscape.

## **LOCATION**

Strategically located within the dynamic Greater Vancouver area, Port Coquitlam presents an exceptional opportunity for commercial real estate investment. With its burgeoning economy, favorable business climate, and proximity to major transportation hubs including highways and ports, Port Coquitlam serves as an ideal location for businesses looking to establish or expand their presence. The city's diverse range of commercial properties, from modern office spaces to industrial warehouses, caters to various industry needs. Furthermore, Port Coquitlam's supportive local government, skilled workforce, and growing population make it a prime destination for businesses seeking to thrive in a dynamic and competitive market. Whether you're a startup entrepreneur, an established corporation, or a commercial developer, Port Coquitlam offers the infrastructure and resources necessary to propel your business forward.







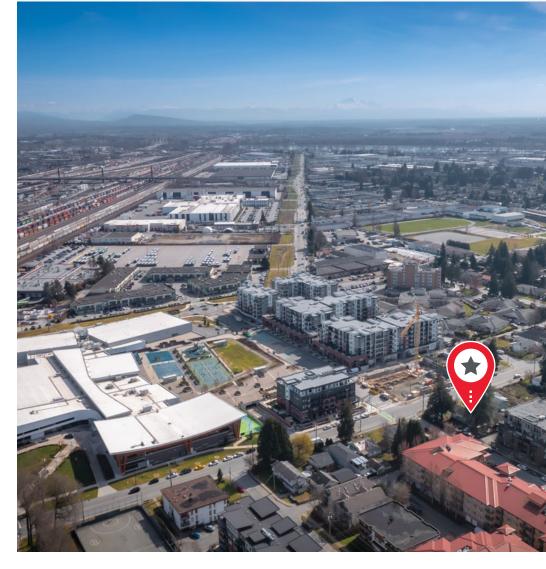
#### **INVESTMENT HIGHLIGHTS**

- **Prime Location:** Situated in the heart of the thriving Greater Vancouver area, Port Coquitlam offers proximity to major transportation routes, including highways and public transit, facilitating convenient access to downtown Vancouver and surrounding areas.
- **Strong Demand:** With a growing population and a limited supply of housing, there is a significant demand for high-density residential apartments in Port Coquitlam. This demand is driven by factors such as urbanization, employment opportunities, and lifestyle preferences.
- **Zoning Advantage:** The parcels of land are zoned specifically for high-density residential development, providing investors with a clear pathway for project approval and development. This zoning designation maximizes the potential for optimizing land use and generating higher returns on investment.
- **Development Potential:** The opportunity to build high-density residential apartments allows for the creation of modern, sought-after living spaces that cater to the evolving needs of urban residents. Developers have the flexibility to design innovative, amenity-rich communities that attract tenants and command premium rents or sale prices.
- **Economic Stability:** Port Coquitlam benefits from a stable economy, supported by diverse industries such as technology, manufacturing, and healthcare. This economic stability enhances the investment attractiveness of the area and provides a favorable environment for long-term growth and profitability.
- **Government Support:** The local government of Port Coquitlam is committed to fostering sustainable development and supporting initiatives that enhance the quality of life for residents. Investors can leverage this supportive environment to streamline the development process and mitigate regulatory hurdles.

DEMOGRAPHICS	1KM	3КМ	5KM
Estimated Population (2023)	13,849	86,148	181,089
Projected Population (2028)	14,948	94,150	197,045
Population Growth (2023-2028)	7.9%	9.3%	8.8%
Average Household Income	\$100,367	\$120,261	\$130,382
Number of Businesses	469	2,239	3,392

# **SALIENT DETAILS**

CIVIC ADDRESS:	2381 Mary Hill Road, Port Coquitlam
PID:	001-463-969
LEGAL DESCRIPTION:	Lot 4 except: the east 10.5 Feet shown on plan with bylaw filed 6287; district lot 289 group 1 new westminster district plan 2426
CIVIC ADDRESS:	2385 Mary Hill Road, Port Coquitlam
PID:	003-163-237
LEGAL DESCRIPTION:	Lot 3 block "I" district lot 289 group 1 new westminster district plan 2426 except the east 10.5 Feet shown on plan with by-law filed 6287
CIVIC ADDRESS:	2208 Kelly Avenue, Port Coquitlam
	000 040 500
PID:	000-940-500
LEGAL DESCRIPTION:	Lot 1 except east 10.5 Feet shown on plan with bylaw filed 6287, district lot 289 group 1 new westminster district plan 2426
	Lot 1 except east 10.5 Feet shown on plan with bylaw filed 6287, district lot 289 group 1 new
LEGAL DESCRIPTION:	Lot 1 except east 10.5 Feet shown on plan with bylaw filed 6287, district lot 289 group 1 new westminster district plan 2426
LEGAL DESCRIPTION: ZONING	Lot 1 except east 10.5 Feet shown on plan with bylaw filed 6287, district lot 289 group 1 new westminster district plan 2426 RA2 - Residential Apartment 2
LEGAL DESCRIPTION:  ZONING  OCP:	Lot 1 except east 10.5 Feet shown on plan with bylaw filed 6287, district lot 289 group 1 new westminster district plan 2426 RA2 - Residential Apartment 2 HIGH DENSITY APARTMENT RESIDENTIAL
LEGAL DESCRIPTION:  ZONING  OCP:  BC ASSESSMENT (2024):	Lot 1 except east 10.5 Feet shown on plan with bylaw filed 6287, district lot 289 group 1 new westminster district plan 2426 RA2 - Residential Apartment 2 HIGH DENSITY APARTMENT RESIDENTIAL \$6,028,000 (total)











#### HARPREET SINGH

Personal Real Estate Corporation Executive Vice President Development Land & Investment Sales 604 640 5870 harpreet.singh@cushwake.com

