

FOR SALE

LONDONPACIFIC
REDEFINING LAND



COQUITLAM | TRANSIT-ORIENTED

0.9 ACRE SINGLE-LOT DEVELOPMENT OPPORTUNITY

804 Macintosh St, Coquitlam

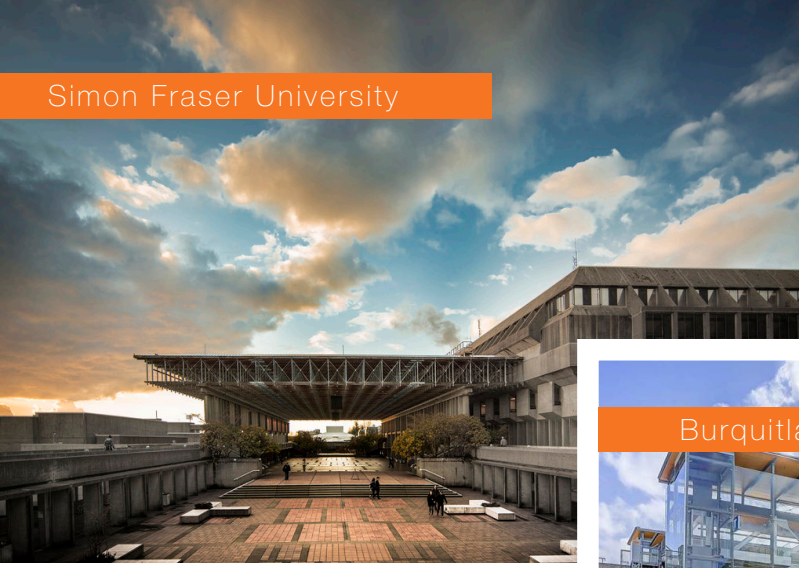


Jerry H. Lee PREC*

604.229.5888

Jerry@londonpacific.ca

Simon Fraser University



City of Lougheed Shopping Centre



Burquitlam Station



THE OPPORTUNITY

SUMMARY

Rare opportunity to purchase a large one lot 0.9 acre land in the heart of Southwest Coquitlam, huge future redevelopment potential corner of Blue Mountain & Como Lake Ave highlighted as future Community Node from the Southwest Housing Review – Corridor. The Southwest Housing Review (SWHR) was approved by Council on June 22, 2020. The SWHR supports more affordable housing options in Southwest Coquitlam through a comprehensive multi-year planning effort with four work streams which includes Developing a Corridor Development Strategy (CDS) for key arterial streets. The Corridor Strategy Vision is estimated to be released by the city in Q1- 2022

Current Zoning

RS-1 One Family Residential

Gross Site Area

± 39,000 SQFT

Dimensions

± 300 FT x 130 FT

Density

TBA

Area Plan

Area Plan – Southwest Housing Review Corridor Development Strategy

Price

\$7,800,000 (\$200 / Land SQFT)

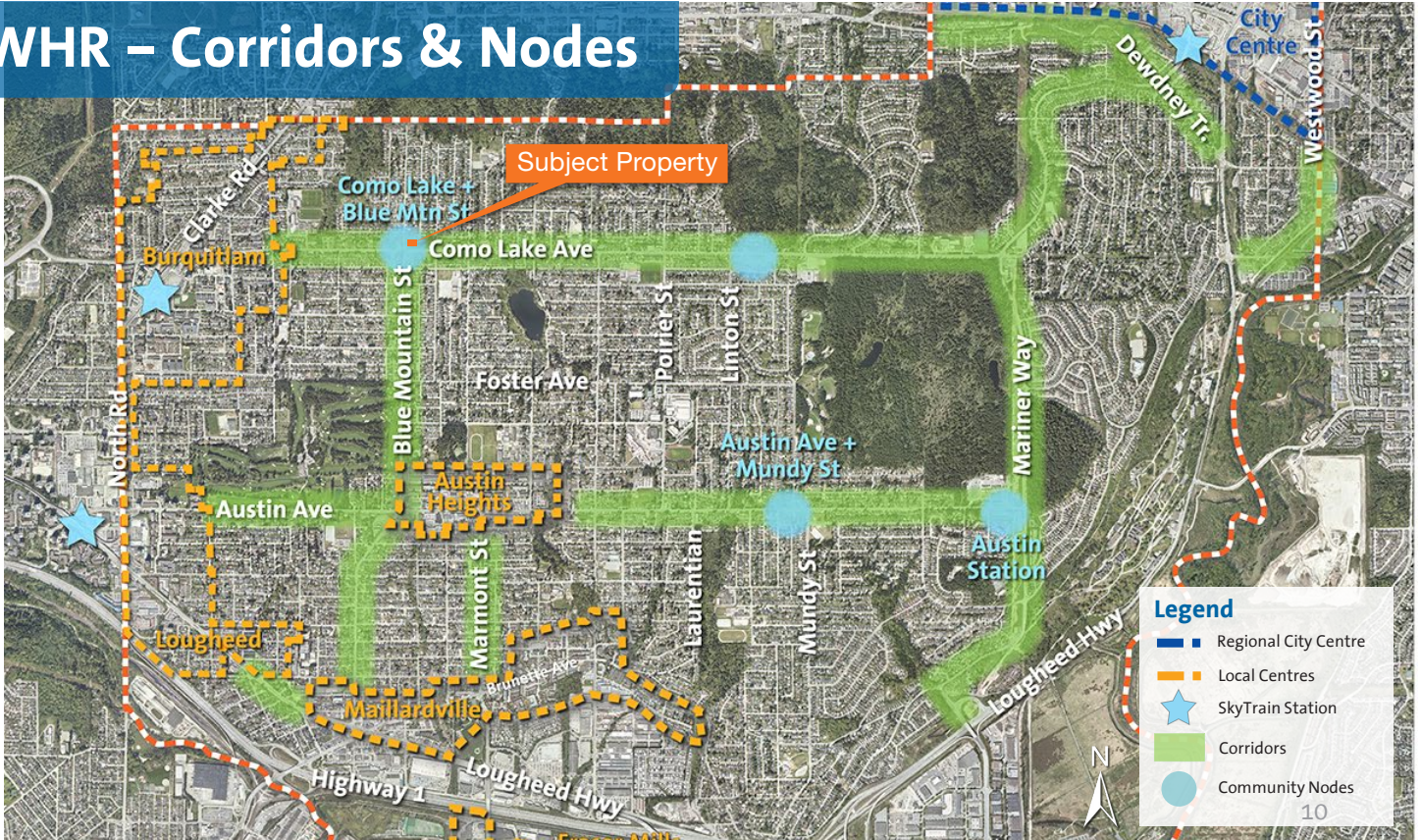
Terms

**Please Call Listing Agent -
Jerry H. Lee PREC*
604-229-5888**

THE LOCATION

LAND USE MAP

SWHR – Corridors & Nodes



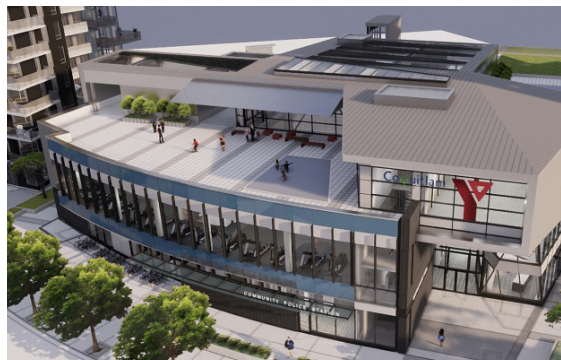
5 minute - City of Lougheed Shopping Centre

7 minute - Simon Fraser University

20 minute drive - City of Vancouver



Walking distance to SkyTrain



New YMCA
Image by Concert Properties.



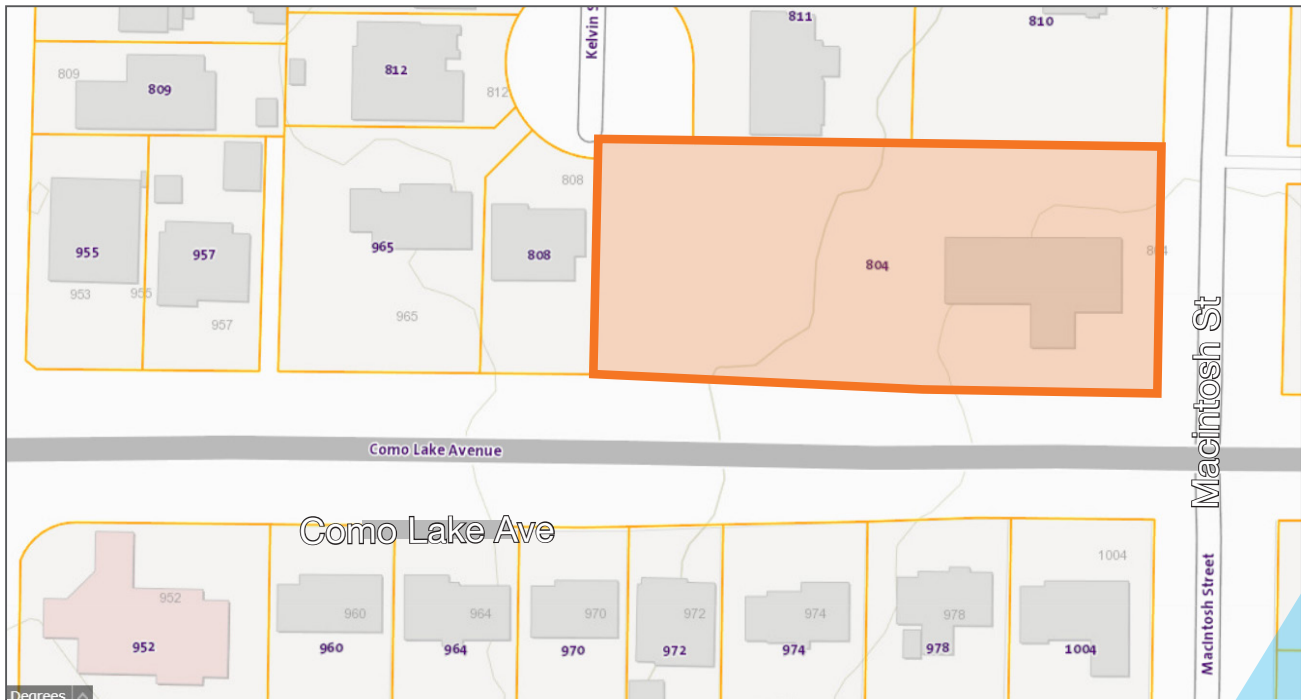
Lougheed Town Centre

THE SITE

OVERVIEW

 SUBJECT SITE

ADDRESS	PID	SIZE (SQFT)	LEGAL
804 Macintosh St	000-820-261	39,000	LOT 21, PLAN NWP1374, DISTRICT LOT 368, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 68459



Contact listing realtor for more information :

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WALKING

- 15 min Burquitlam Skytrain
- 10 min Safeway
- 10 min Burnaby Mountain Park
- 11 min Miller Park Elementary School
- 14 min École Banting Middle School



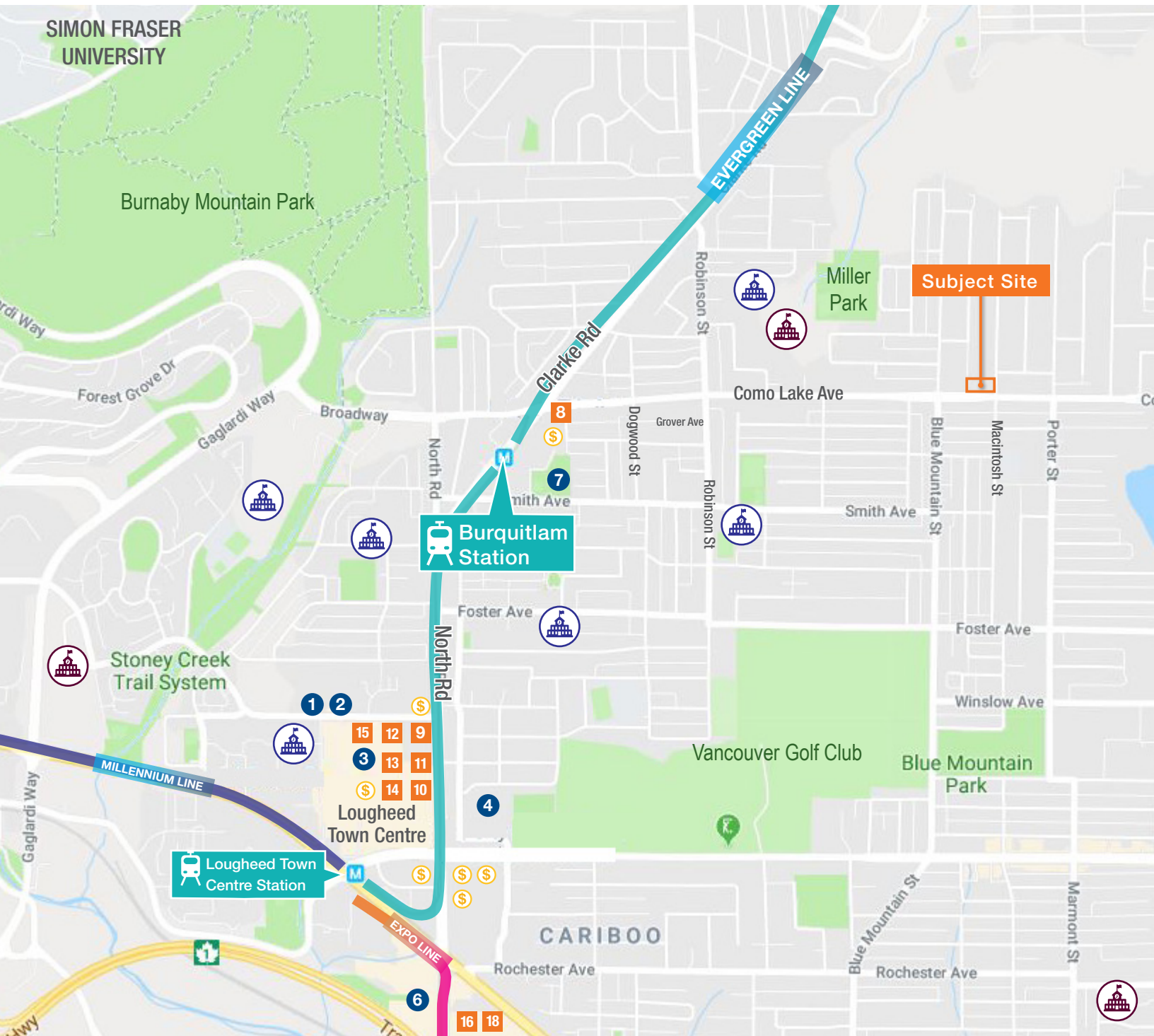
SKYTRAIN

- 3 min Lougheed Town Centre
- 4 min Port Moody
- 14 min Coquitlam Centre
- 35 min Downtown Vancouver



DRIVING

- 2 min Safeway Burquitlam
- 5 min Port Moody Secondary School
- 6 min Rocky Point Park
- 6 min Simon Fraser University
- 15 min Costco



- 1 CAMERON RECREATION COMPLEX
- 2 BURNABY PUBLIC LIBRARY
- 3 LOUGHEED TOWN CENTRE
- 4 COQUITLAM COLLEGE
- 5 CARIBOO CENTRE
- 6 NORTH ROAD CENTRE
- 7 PROPOSED YMCA

- 8 SAFEWAY
- 9 SHOPPERS DRUG MART
- 10 GOODLIFE FITNESS
- 11 SAVE-ON FOODS
- 12 WALMART
- 13 LONDON DRUGS
- 14 THE BAY

- 15 RONA
- 16 H-MART
- 17 BURQUITLAM PLAZA
- 18 HANIN VILLAGE

- ELEMENTARY SCHOOLS
- MIDDLE & SECONDARY SCHOOLS
- BANKS