

PROJECT
FOR SALE

LONDONPACIFIC
REDEFINING LAND



BURQUITLAM

DEVELOPMENT OPPORTUNITY

631-643 Como Lake Avenue and 630-646 Lea Avenue | Coquitlam

6 STOREY
WOOD FRAME
CONDOMINIUM

THE SITE

PROPERTY SUMMARY

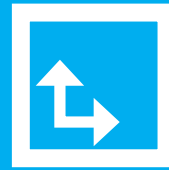
Situated in a prime “Top-of-the-Hill” location and within walking distance of the Burquitlam SkyTrain Station and urban core, this offering represents one of the best RM-3 sites in all of Burquitlam/Lougheed.

RM-3 RESIDENTIAL CONDOMINIUMS

631-643 Como Lake Ave +
630-646 Lea Ave

FSR
2.3

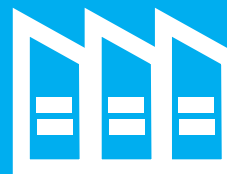
FORM
**Two 6-storey wood frame
Building + 2 levels of
underground parking**



TOTAL SITE
AREA SQFT
± 64,769



GROSS
BUILDABLE SQFT
± 148,804
including lane



NUMBER OF UNIT
175

ADDITIONAL DETAILS:

Site: 8 lots

Type: Multi-Family, Wood Frame

Market: Residential Condominiums

Amenity: Approx. 10,000sf between interior and exterior amenity area for two buildings.



City of Vancouver

20
MIN
DRIVE

Simon Fraser University

5
MIN
DRIVE

SUBJECT SITE

Dogwood St

Como Lake Ave

Clarke Rd

2
MIN
WALK

Proposed YMCA

Burquitlam Station

20
MIN
DRIVE

Lougheed Centre

THE SITE

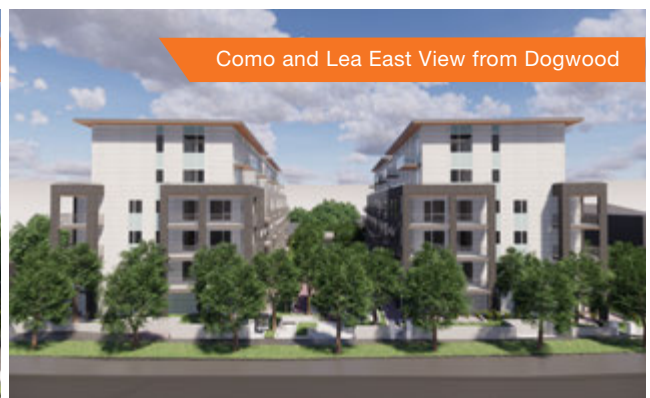
ARCHITECTURE MASSING



Como and Lea Northeast View from Lea



Como and Lea North View from Lea



Como and Lea East View from Dogwood

Pre-application submitted and approved at 2nd and 3rd reading. (Public Hearing on Oct 29, 2018 received unanimous support)

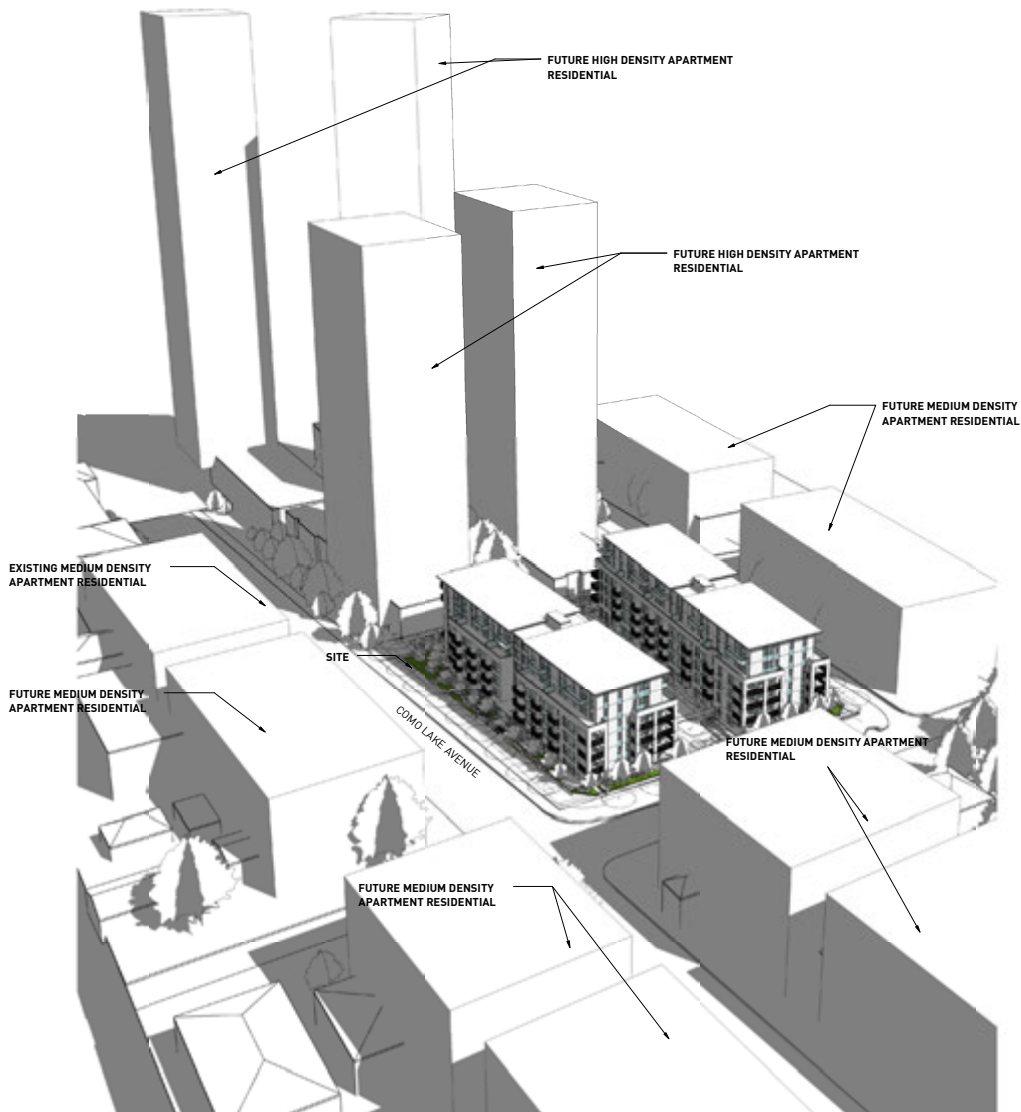
Site plans, preliminary renderings and architecture massings available upon request.

Contact | [Ben Williams](#)

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TWO 6-STOREY WOOD FRAME CONDOMINIUM



FUTURE CONTEXT AND MASSING, AS PER APPROVED BURQUITLAM-LOUGHEED NCP



Burquitlam Skytrain Station

THE LOCATION

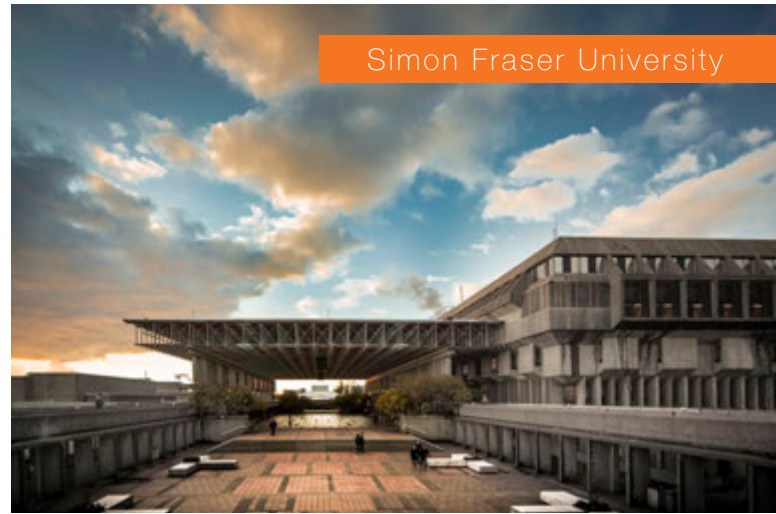
BURQUITLAM

Situated in the heart of Burquitlam and within walking distance of the Burquitlam Station and Evergreen Line, this is an excellent opportunity to participate in a vibrant and growing community. Rapid development and investment into the neighborhood by local firms such as Bosa, Marcon, Mosaic Homes, Intracorp, Intergulf, Ledingham McAllister, Townline, Bluesky, Springbank, Belford Properties & Concert are ensuring that this development opportunity and the community as a whole will be a success.

The Burquitlam Neighborhood is conveniently located in close proximity to Lougheed mall, North Rd. Mall, Coquitlam City Centre, Port Moody and Simon Fraser University, with views of both the Burnaby and Coquitlam Lougheed corridor.

The Burquitlam Town Centre has been structured along the objectives of Transit-Oriented Development, an evolving series of planning objectives placing public transit at the heart; Rapid Transits Evergreen Line to run from North Rd to Clarke Rd .

Burquitlam Station is a central focus of Coquitlam's vision of a transit-oriented village for the area. The station is adjacent to Burquitlam Plaza on the east side of Clarke Road between Smith and Como Lake Avenues, and will serve the 6,000 residents of the area, as well as new residents as the area redevelops.



Simon Fraser University



New Grocery Store

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**LONDON
PACIFIC**
REDEFINING LAND

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