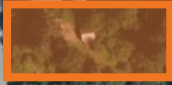


LONDON PACIFIC



INLET
CENTRE
STATION

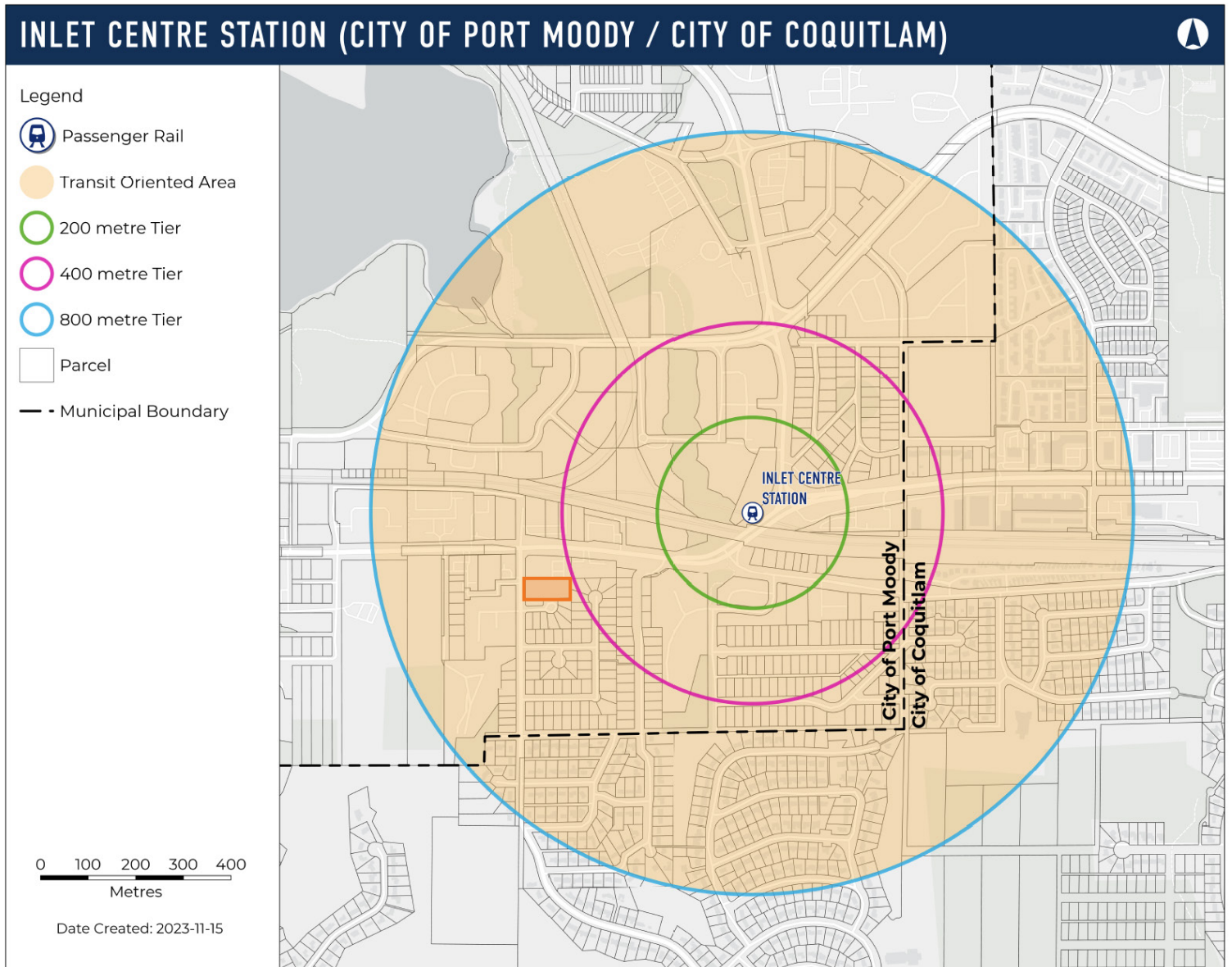


POTENTIAL TRANSIT-ORIENTED AREA DEVELOPMENT OPPORTUNITY

112 MORAY STREET
PORT MOODY, BC

01 DEVELOPMENT OPPORTUNITY

London Pacific is pleased to present a rare opportunity to acquire a potential Transit-Oriented Area (TOA) development site located within 500 metres of Port Moody's Inlet Centre SkyTrain Station. With the recent introduction of new legislation by the Province of British Columbia, this site falls within the identified Transit-Oriented area, aimed at establishing transit supportive densities near rapid transit stations.



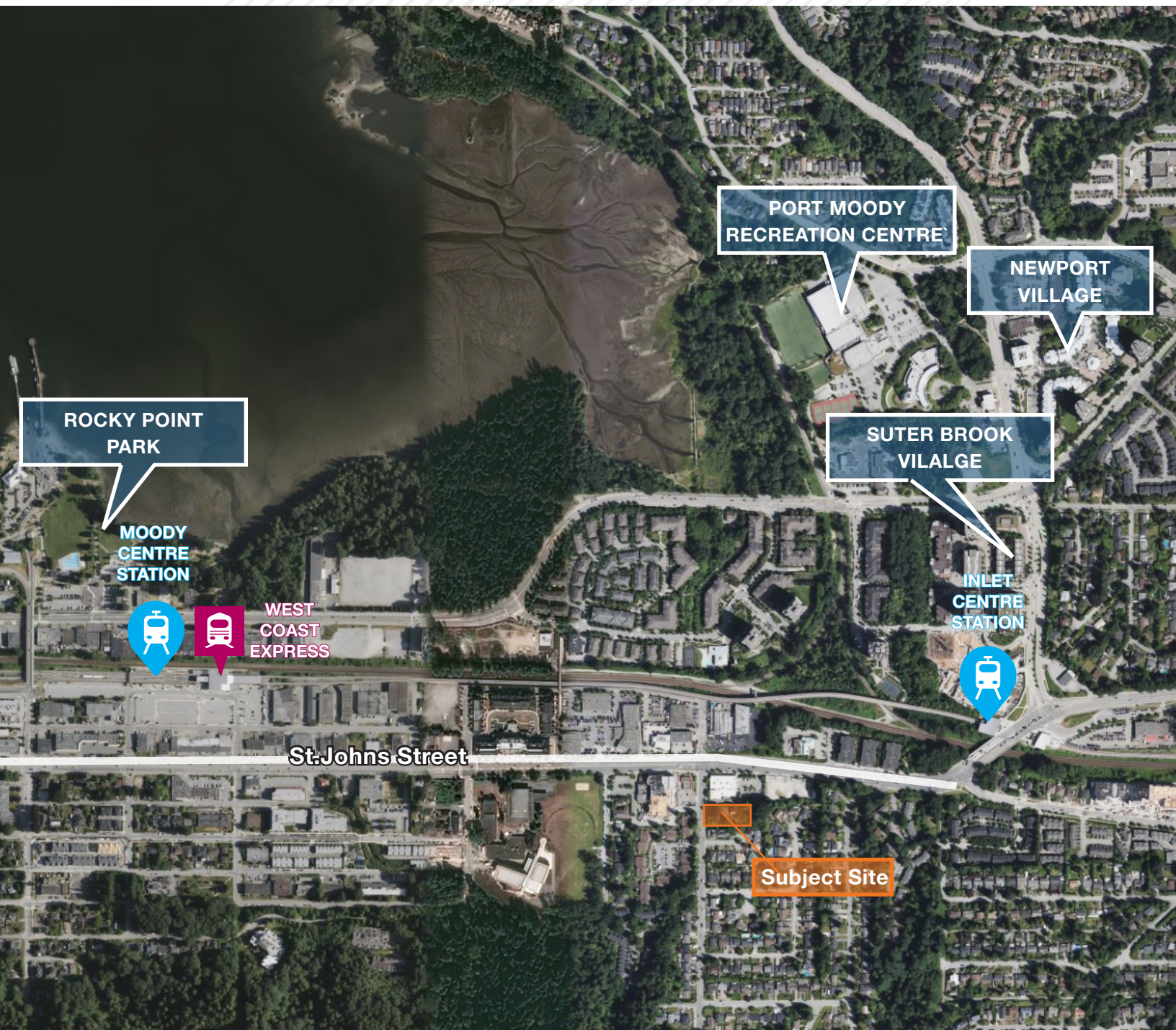
TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m - 400m	Up to 4.0	Up to 12	High Rise, Mid-Rise
		401m - 800m	Up to 3.0	Up to 8	Mid-Rise

02 DEVELOPMENT OVERVIEW

This exceptional offering encompasses a ± 43,560 SQFT potential TOA development site located in Port Moody. Its convenient location places it within a 10-minute walk of the Inlet Centre SkyTrain Station and within a 15-minute walk of the Moody Centre Station with access to the West Coast Express Line.

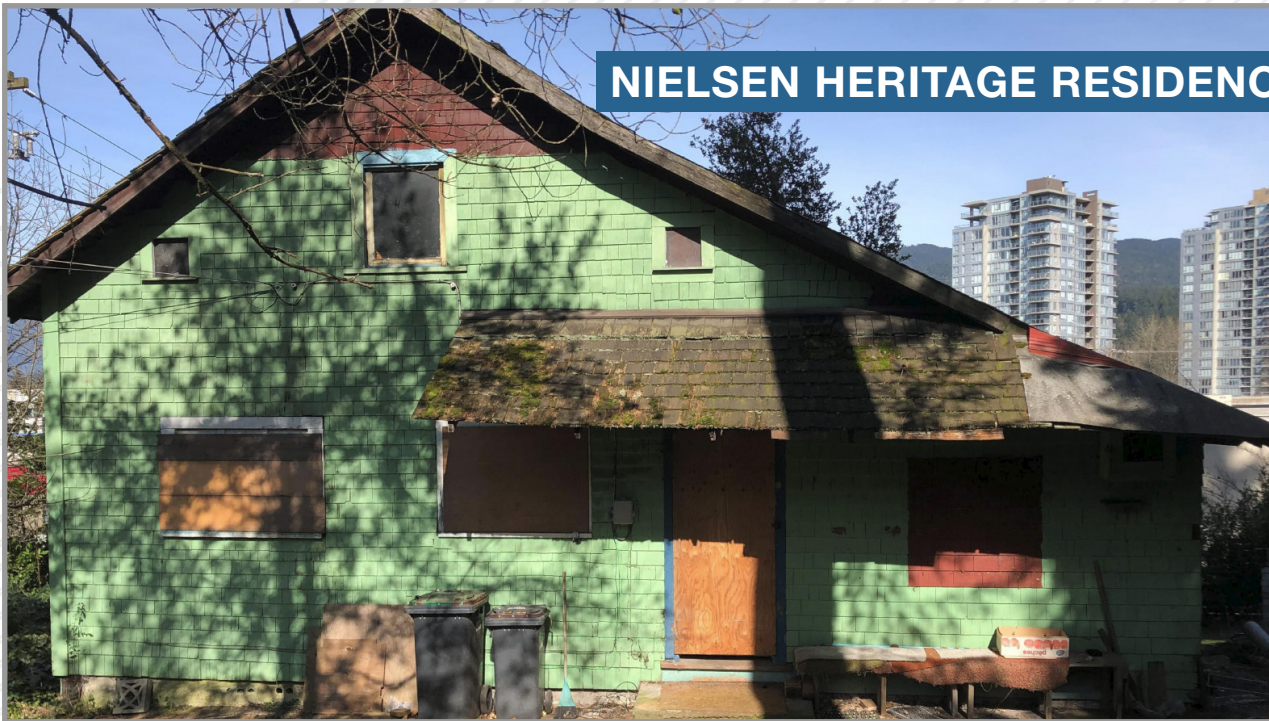
Property Information

Address:	112 Moray Street
PID:	012-011-932
Neighbourhood	Port Moody
Gross Site Area:	± 43,560 SQFT
Current Improvement:	Nielsen Residence
Current Zoning:	RS1 – Single Detached Residential



03 POTENTIAL HERITAGE REVITALIZATION

Built circa 1933, the Nielsen Residence is a good example of the type of housing constructed in the interwar era for Port Moody's working population. The house reflects the ongoing development of Moody Centre, the residential neighbourhood situated north of the historic area of commercial and institutional buildings located at the junction of the railway and the waterfront.



NIELSEN HERITAGE RESIDENCE TODAY



PROPOSED RESTORATION

04 SITE LOCATION

This site presents a unique opportunity to capitalize on Port Moody's high-density development focus. Its close proximity to Rocky Point Park, Port Moody Public Library, City Hall, the Community Theatre, Recreation Complex, and Eagle Ridge Hospital creates a highly desirable location. The surrounding Inlet Centre boasts beautiful parks, trails, and a vibrant retail scene featuring local and artisan shops, restaurants, and everyday essentials.

Inlet Centre SkyTrain Station



Rocky Point Park



Port Moody Recreation Complex



Suter Brook Village



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