



24,879 SF DEVELOPMENT OPPORTUNITY WITH INCOME

2300 Clarke Street Port Moody, BC

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LONDON
PACIFIC

PORT MOODY NEIGHBOURHOOD

SITE SUMMARY

Thomas Trowbridge and John Westacott from London Pacific are proud to exclusively present 24,879 sq. ft. of prime development property located on Clarke Street in the heart of Port Moody, BC. This site boasts strategic designation as Mixed Use—Moody Centre & Heritage Commercial District within the Official Community Plan, offering immense potential for investors and developers eager to leverage Port Moody’s continued growth and dynamic community.

The property is currently owner-operated, with an attractive 2-year leaseback option and potential for an extended completion timeline. With site dimensions of 165 x 165 ft, this development opportunity is ideally situated within a 15-minute walk to Moody Centre Station, Rocky Point Park, and the vibrant Brewery District. Additionally, the owner has secured a mass blocking plan highlighting the potential for a 2.7 FSR mixed-use development, providing a strong foundation for future development.



DEVELOPMENT HIGHLIGHTS

SALIENT FACTS

Address

2300 Clarke Street
Port Moody, BC, V3H 1Y8

PID

009-019-031

Gross Site Area

± 24,879 SF | 0.57 Acre

Potential Density

2.7 FSR (from massing exercise)

Dimensions

165 x 165 ft

Building dimension approx 4,400 Sqft

Improvement

Owner Operated Business

Tenure

\$150,000 Per Annum

Gross Taxes

\$77,203.48

Neighbourhood

Moody Centre

Current Zoning

M1 - Light Industrial

OCP Land Use Designation

Mixed Use Moody Centre

- + Mixed Use development site in Moody Centre allowing for a rental or strata development
- + 15 Minute Walk to Moody Centre Station
- + 165 ft of frontage onto Clarke Street
- + No maximum Density within the proposed C3 Zone
- + 2 year leaseback option or longer completion available
- + Potential to include the city owned land to the west, increasing the developable footprint



PORT MOODY NEIGHBOURHOOD

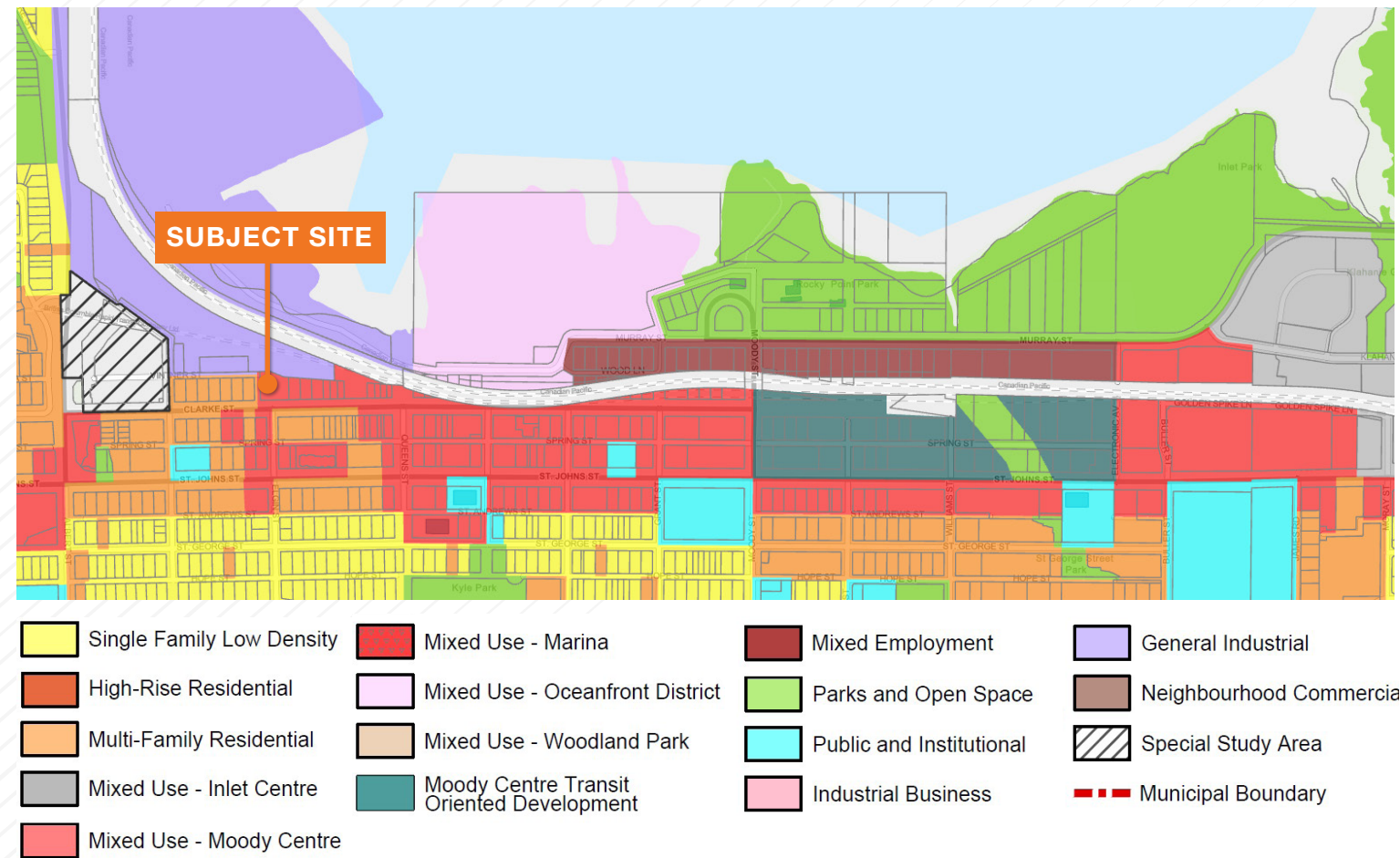
THE OPPORTUNITY

This 24,879 sf. site in Port Moody is designated as Moody Centre Mixed Use in the OCP, with city discussions supporting mixed-use development under C3 zoning, which has no maximum density requirements. A completed massing plan indicates a potential gross density of 2.7 FSR. The owner is open to a 2-year leaseback or an extended completion timeline.

POTENTIAL LAND SWAP

A small section at the rear of the property currently houses underground water utilities. In discussions with the city, they indicated no reason why an exchange couldn't be considered, as they have no current plans to use the 4,000+ sq. ft. parcel to the west. This swap would create a mutually beneficial situation: the city gains direct access to the utilities for simplified maintenance and can extend Vinter Street, improving rear access for neighboring Clarke Street properties. For the development, this would mean gaining an additional 4,000+ sq. ft. of developable land and 10 meters of Clarke Street frontage, significantly enhancing the building footprint and overall profitability.

Civic Address	Lot Size (SF)	OCP Designation	Proposed Zoning	Maximum Density	Height	Site Coverage (Maximum)
2300 Clarke Street	24,879	Mixed-Use Moody Centre	C3 - General Commercial	N/A	9.5M * Potential Height Variance, Ask Broker	N/A



RESIDENTIAL, RETAIL/ SERVICES

POLICY: MOODY CENTRE

AS OF NOVEMBER 2024

POLICY

Any **residential** floor area on a lot in excess of a floor area ratio of **2.5** shall be subject to the City's density bonus provisions set out in the City's Zoning Bylaw and shall be exempt from the Community Amenity Contribution Program

KEY EXPECTATION

The City expects, as part of any rezoning and/or OCP amendment application, that an affordable housing component would be included in the form of Below-Market Rental Units and/or Non-Market Rental Units;

For any projects proposing a **residential density greater** than **2.0 FAR**, the City requires either:

- a minimum 15% of residential FAR as Below-Market Rental Units; or
- a minimum 6% of residential FAR as Non-Market Rental Units.

EXEMPTIONS

The following are exempted from the requirement to include affordable housing options as part of projects:

- projects where **100%** of the residential component is Market-Rental Units;
- projects proposing a residential density **less than** 2.0 FAR; and
- applications submitted prior to Council approval of this policy where additional density is being sought, though provision of an affordable housing component is still expected of all applications involving a rezoning and/or OCP amendment.

Rocky Point Park



Moody Centre Station





MOODY CENTRE




CURRENT MARKET ANALYSIS

Nestled harmoniously between the embrace of mountains and the allure of calm waters, Port Moody beckons with a distinctive and enriching living experience. Its historic downtown exudes charm, while the scenic waterfront and verdant parks form an inviting tapestry for a thriving community life. What’s more, the convenience of the SkyTrain seamlessly links residents to both the urban heartbeat and the untamed outdoors. Amidst this backdrop of natural splendor and connectivity, Port Moody shines as a culinary haven, boasting an array of breweries and restaurants that tickle every palate.






The city’s commitment to education adds another layer of attraction, with esteemed schools fostering a bright future for families. Whether indulging in the local arts and culture scene, relishing the dining diversity, or accessing downtown Vancouver’s vibrancy via the SkyTrain, Port Moody encapsulates an enriching lifestyle that seamlessly blends leisure and growth.

Such promise for a rewarding life, alongside its flourishing popularity, cements Port Moody not only as an inviting residence but also as an astute investment choice.

SALES

Project	KSANA	SITKA HOUSE	CHROMA
			
Release Date	Q2 2024	Q4 2022	Q2 2022
Developer	Vansoho Developments	Dulex Laidler Developments	Forte Living
Total Units	197	88	70
Sold Units	22	86	40
Status	Now Selling	Now Selling	Now Selling
Avg Price SF	\$1,013 / SF	\$1,100 / SF	\$994 / SF
Avg Total Price	\$672,632	\$589,600	\$770,350

RENTAL

Project	PRECIDIA	SEASONS (WEST)	MERIDIAN	SEASONS (EAST)	MERA
					
Lease Start Date	Q1 2024	Q2 2024	Q3 2024	Q1 2024	Q2 2024
Developer	Ledingham McAllister	Qualex Landmark Living	Townline	Qualex Landmark Living	Marcon
Total Units	66	55	267	61	89
Leased Units	-	25	13	59	86
Status	Now Leasing	Now Leasing	Now Leasing	Now Leasing	Now Leasing
Avg Rent	\$2,672	\$2,894	\$3,076	\$2,763	\$2,852
Avg Price PSF	\$4.1	\$4.17	\$4.41	\$4.32	\$4.01

DISTANCE



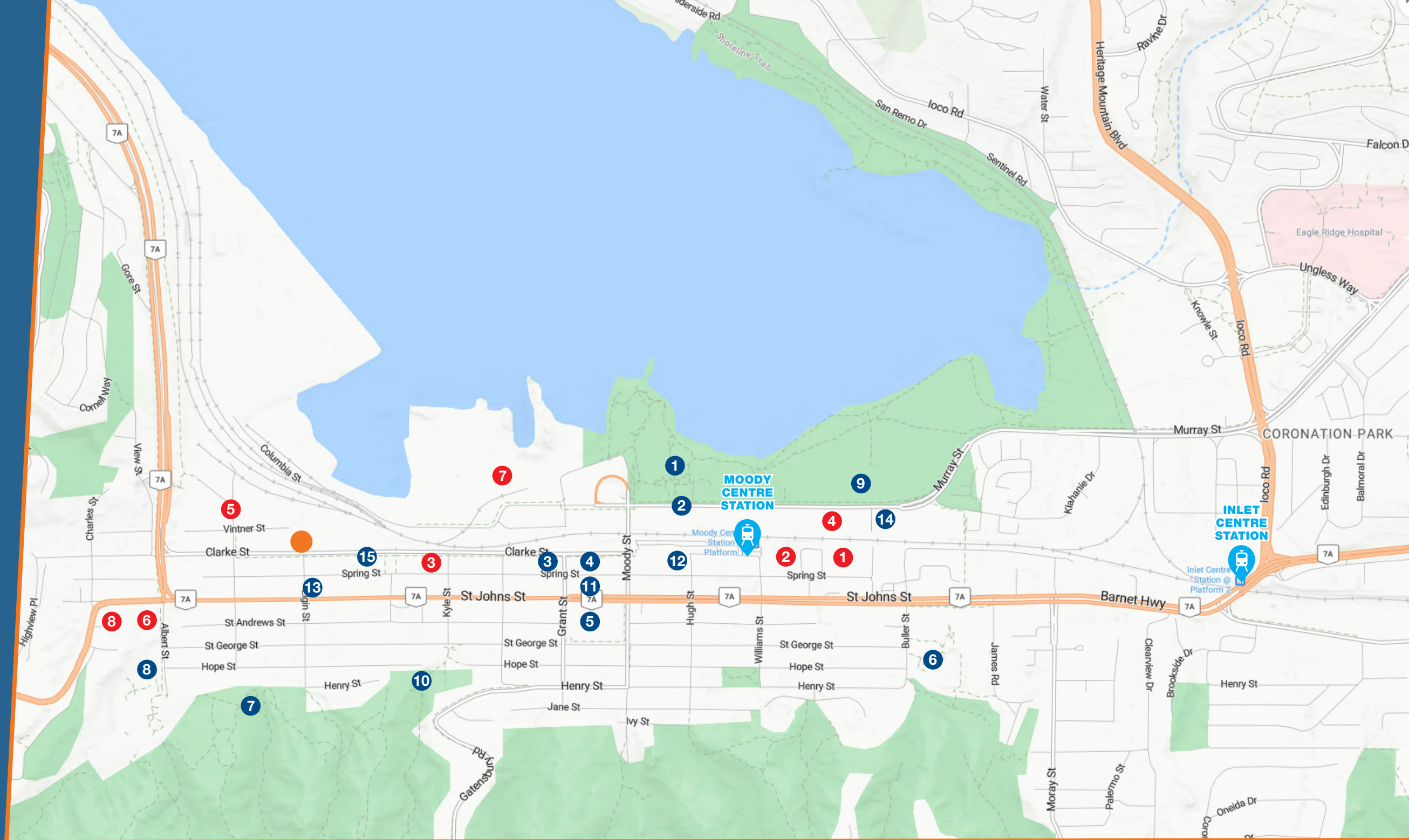
WALKING

- 5 min Moody Centre Station
- 10 min Rocky Point Park
- 10 min Brewery District



DRIVING

- 7 min Eagle Ridge Hospital
- 8 min Coquitlam Centre
- 8 min Burquitlam / Lougheed Centre
- 30 min Vancouver



LEGEND

SUBJECT SITE

AMENITIES

- | | |
|--|---|
| 1 ROCKY POINT PARK | 9 INLET FIELD PARK |
| 2 BREWERY DISTRICT | 10 KYLE PARK |
| 3 CHILDGARDEN PRESCHOOL | 11 OXYGEN YOGA AND FITNESS |
| 4 ROCKY POINT DAYCARE | 12 ENGINEERED BODIES STRENGTH & CONDITIONING |
| 5 MOODY ELEMENTARY SCHOOL | 13 B LINE EXPRESS BUS |
| 6 ECOLE MOODY MIDDLE SCHOOL OR ARTS | 14 PORT MOODY URGENT AND PRIMARY CARE CENTRE |
| 7 CHINES PARK | 15 HERITAGE QUARTER |
| 8 PORT MOODY SECONDARY SCHOOL | |

DEVELOPMENT APPLICATIONS

- | |
|------------------------------|
| 1 BEEDIE |
| 2 PCI |
| 3 PLACEMAKER |
| 4 MOSAIC |
| 5 WESTPORT VILLAGE |
| 6 MARCON |
| 7 FLAVELLE OCEANFRONT |
| 8 BOLD |

OFFERING PROCESS

NEXT STEPS

Prospective purchasers are invited to sign a **Confidentiality Agreement** (available from the Listing Agents) to receive further information about this offering and to gain access to a comprehensive data room with Due Diligence materials.

- Development Proposal
- Environmental
- Density Massing Plan
- Land Title

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors. Offers should be presented in the form of offer preferred by the Vendors, a copy of which is available through the Listing Agents upon request

Please contact our broker team today for more information.



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