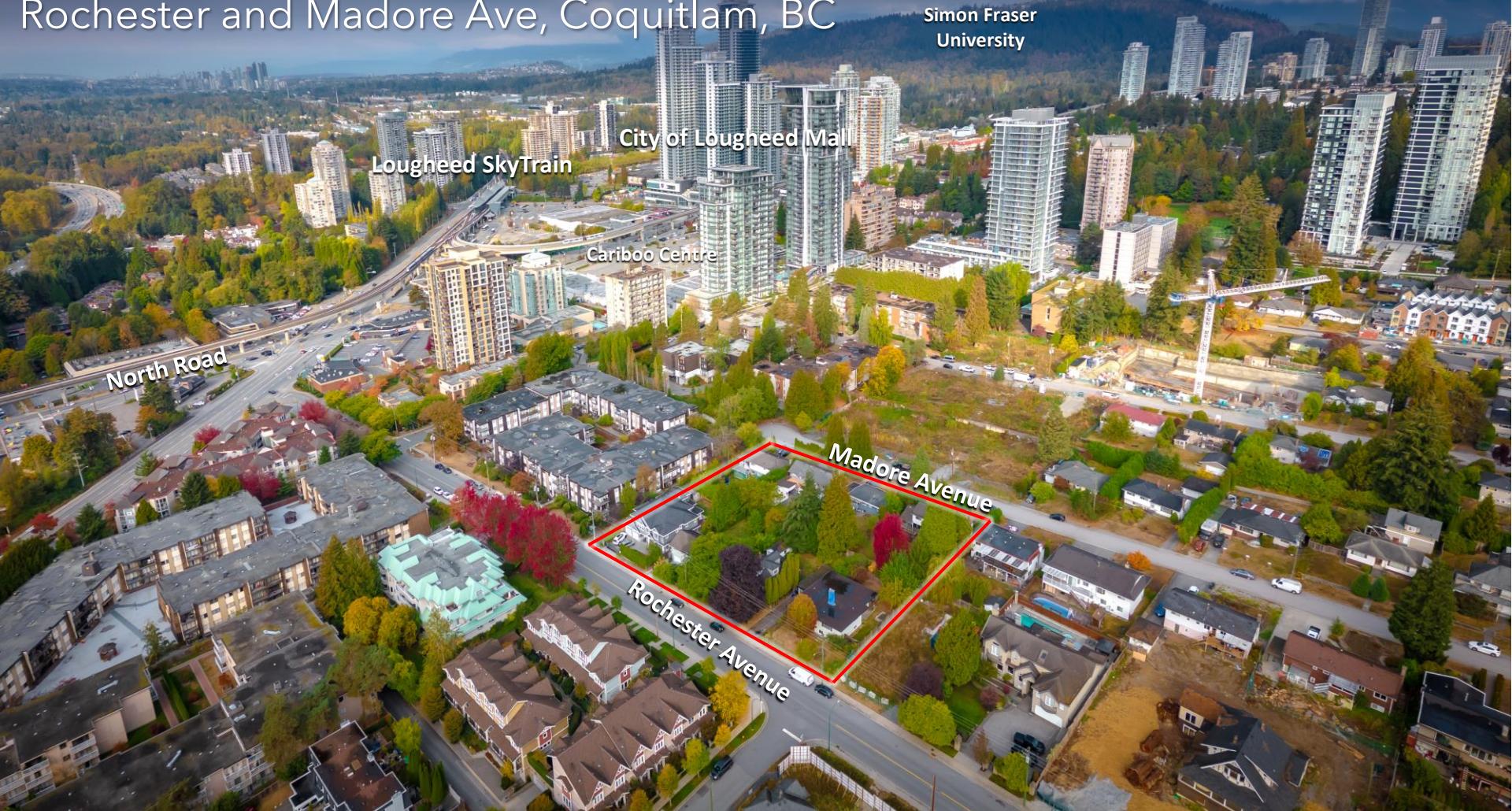


FOR SALE

Rochester and Madore Ave, Coquitlam, BC

1.31 Acres / 57,049 sf
178 Unit Condo Site

Simon Fraser
University



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LARGE WOOD FRAME DEVELOPMENT OPPORTUNITY

OPPORTUNITY

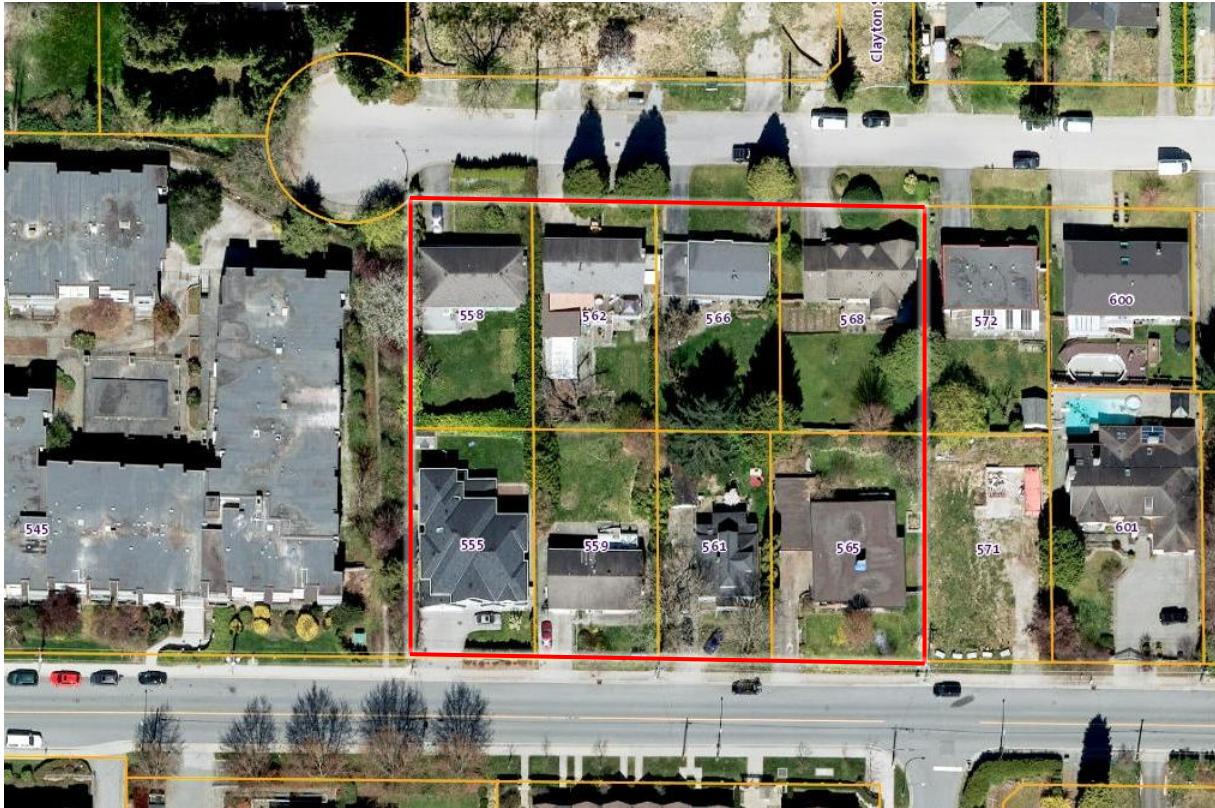
To acquire an assembled 1.31 acre / 57,049 sf development site in a prime Lougheed location with plans for a 6-7 storey, 178-unit residential condo building with a total proposed buildable area of 154,313 sf. The site consists of 6 assembled lots designated Medium Density Apartment in the Burquitlam Lougheed Neighbourhood Plan, in a rapidly developing area of Coquitlam.

The development application is currently at 3rd reading with the City of Coquitlam.

LOCATION

The site is located on a residential street just east of the arterial North Road in the Lougheed area of Coquitlam. The City of Lougheed shopping centre and development, which will have 1.5 million square feet of retail space when completed, is a 15-minute walk from the property and the Lougheed SkyTrain Station is a 12-minute walk away, providing excellent access to all retail, restaurant, and transit amenities. The Vancouver Golf Club, an 18-hole championship course on a woodland park setting of over 176 acres, is also within walking distance from the property.





- Opportunity to acquire a large 1.31 acre medium density residential site
- Walking distance to SkyTrain, the City of Lougheed, and Vancouver Golf Club
- Already assembled site with one owner
- Plans in place for 178 condos at 3rd reading

CIVIC ADDRESS

558, 562, 566, 568 Madore Avenue and 555, 559, 561, 565 Rochester Avenue, Coquitlam, BC

LEGAL ADDRESS

Lot 1,2 & 3 Plan 12507; Lot 5 & 6, Plan 16136; Lot 9 & 10, Plan 17439; All of District Lot 3 Group 1 NWD.

CURRENT ZONING / AREA PLAN

RS-1 / Medium Density Apartment Residential RM-3

PROPOSED DENSITY

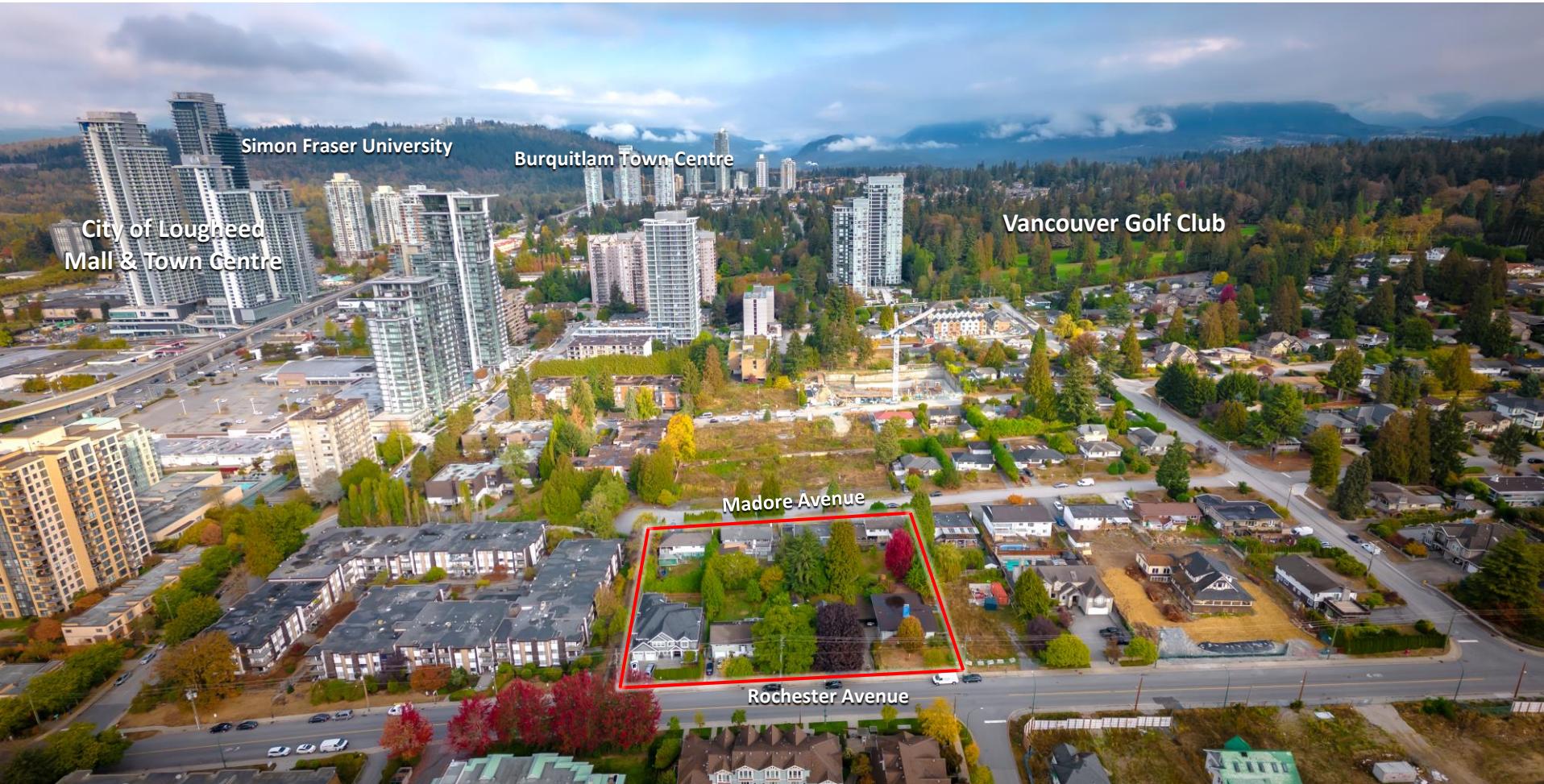
154,312.9 sf (2.31 FSR on gross site area, 2.7 FSR on net site area)

SITE SIZE

1.31 acres / 57,049 sf

ASKING PRICE

CONTACT LISTING AGENTS



For additional information on this property, please contact:



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