

Port Moody Land Assembly

1865-1895 Charles Street
Port Moody, BC

MORGAN DYER
SENIOR VICE PRESIDENT
+1 604 661 0886
morgan.dyer@colliers.com

DAVID TAYLOR
SENIOR ASSOCIATE
+1 604 692 1402
david.taylor@colliers.com



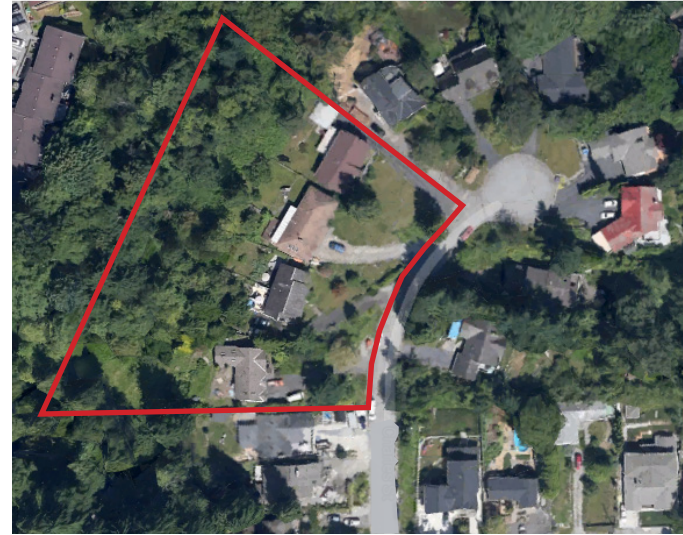
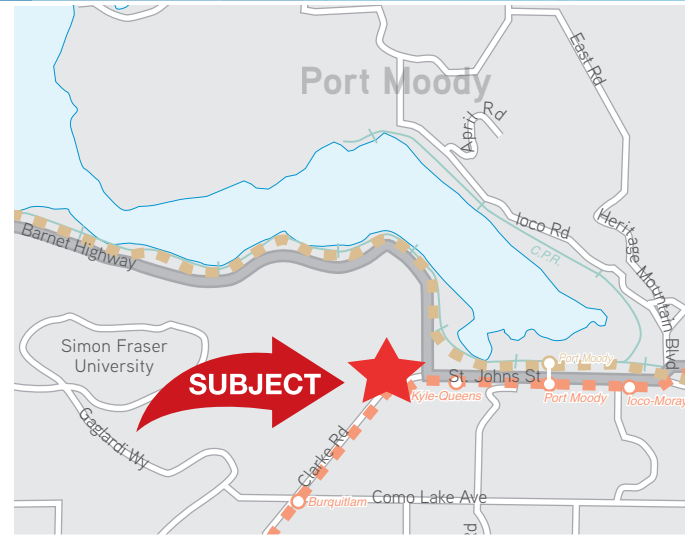
COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.collierscanada.com

DEVELOPMENT HIGHLIGHTS

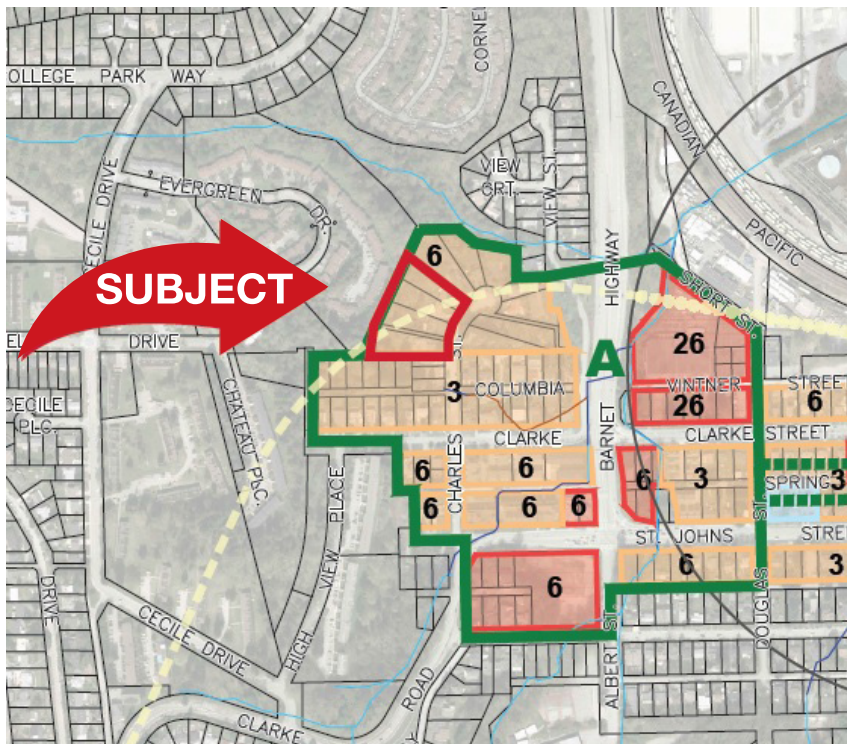
- › 2.1 Acre Medium Density Residential Development Opportunity
- › Assembly of four single family lots with OCP designation for up to 6-storeys and approximately 2.5 FSR; potential to build up to 228,535 SF
- › Potential to assemble up to 5.7 acres with same designation
- › Comprehensive planning process requirement offers ability for input on Charles Street guidelines
- › Located just 15-minute walk to Future Evergreen Line Station
- › Enviable location with potential for panoramic views and just steps from shops, schools and parks
- › Capitalize on strong demand for product in Port Moody

FOR SALE > Residential Development Opportunity

Civic Address:	1865, 1875, 1885 & 1895 Charles Street, Port Moody
PIDs:	001-395-254, 008-981-621, 008-981-604, 002-220-954
Area:	Ideally situated in the Westport Area, in Western Port Moody, near Barnett Highway. Sweeping views of Burrard Inlet.
Location:	Located at the Northern end of Charles Street, just two blocks from the intersection of Barnett Highway and St. Johns Street.
Site Area:	91,414 SF (2.1 acres)
Improvements:	The property is improved with 4 single-family homes on four separately owned lots. All four owners have collectively agreed to sell.
Adjacent Uses	East/South: Single Family West: Townhouse Development North: Greenbelt/parkland
Current Zoning:	RS Single Family Residential
OCP:	Port Moody's new new Official Community Plan, once adopted, will designate the properties for multifamily residential up to 6-storeys and density of 2.5 FSR.
Assessed Value (2012):	\$3,411,000 (combined)
Property Taxes (2012):	\$19,551.56
Asking Price:	\$13,900,000



SITE PLAN



CONTACT US

MORGAN DYER

SENIOR VICE PRESIDENT

+1 604 661 0886

morgan.dyer@colliers.com

DAVID TAYLOR

SENIOR ASSOCIATE

+1 604 692 1402

david.taylor@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2014. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Vancouver). *Personal Real Estate Corporation. JH 08/2014



COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.collierscanada.com