

Port Moody Land Assembly

1865-1895 Charles Street
Port Moody, BC

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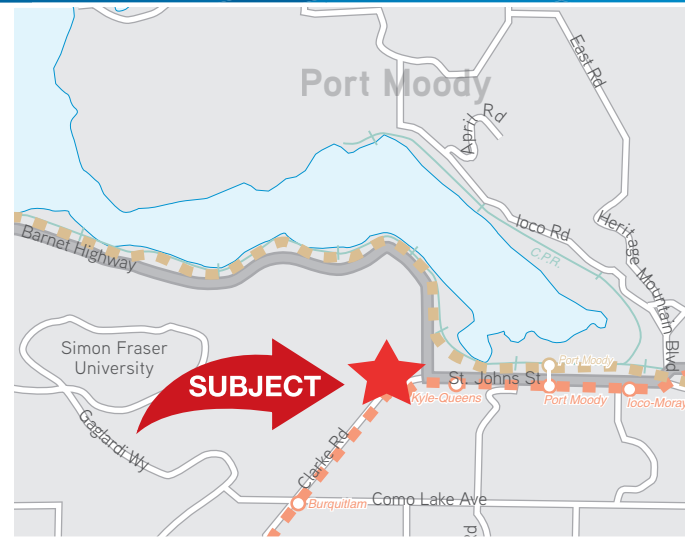
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DEVELOPMENT HIGHLIGHTS

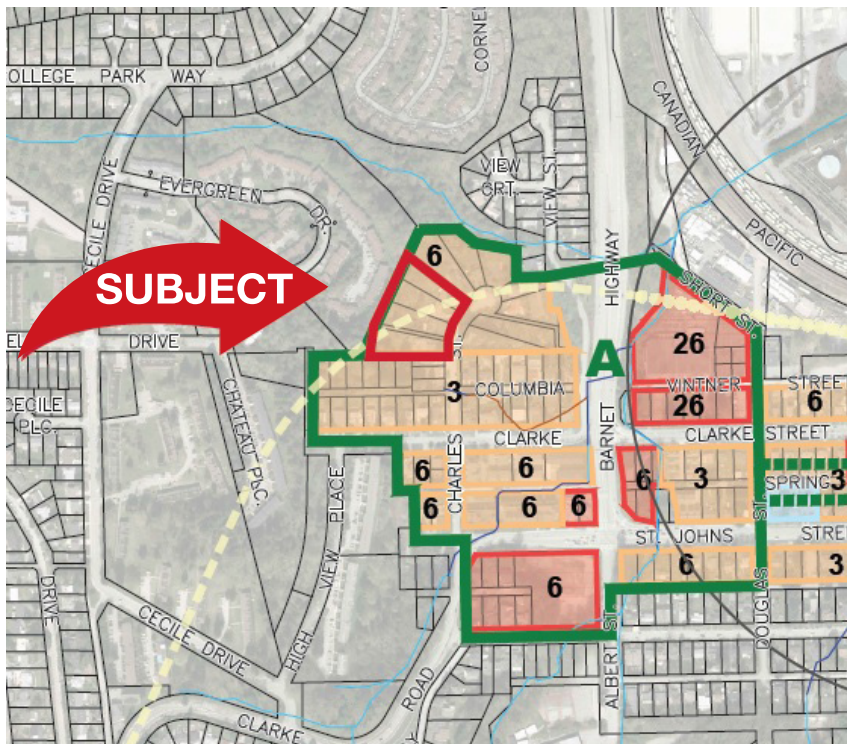
- › 2.1 Acre Medium Density Residential Development Opportunity
- › Assembly of four single family lots with OCP designation for up to 6-storeys and approximately 2.5 FSR; potential to build up to 228,535 SF
- › Potential to assemble up to 5.7 acres with same designation
- › Comprehensive planning process 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

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