

2565 RUNNEL DRIVE & 1120 FALCON DRIVE COQUITLAM, BC

33,053 SF SITE LOCATED ON THE
BARNET CORRIDOR OF COQUITLAM



FOR SALE



BARNET HIGHWAY



PROPOSED FALCON STATION

CRAIG BALLANTYNE
PERSONAL REAL ESTATE CORPORATION
604.608.5928
craig.ballantyne@ca.cushwake.com

CRAIG HAZIZA*
CAH REALTY INC.
VICE PRESIDENT, RETAIL SERVICES
604.640.5891
craig.haziza@ca.cushwake.com

2565 RUNNEL DRIVE & 1120 FALCON DRIVE

Coquitlam, BC



OPPORTUNITY

To purchase a 33,053 sf CS-1 zoned parcel of land in advance of the Coquitlam City Centre OCP revision. The subject property is an exceptional future development site. The property is located in a “shoulder” area as defined by the City of Coquitlam’s Transit oriented development strategy. Properties in the shoulder area could range in density transitioning from higher densities closest to the stations to lower density at the outer shoulder.

The vendor has a clean environmental report, geotechnical report, and architectural drawings for a five story mixed use development. Opportunity to purchase a short term holding property or develop within the existing zoning.

LOCATION

This property is located in the City Centre Plan of Coquitlam one block North of the intersection of Barnet Highway and Falcon Drive. It is located between the loco and Coquitlam Central Evergreen line Stations and across the Highway from the proposed station at Falcon. The Evergreen Line Station is scheduled for completion in 2016 and will connect the subject neighborhood to Vancouver via Port Moody and Burnaby. The Evergreen Line will connect without transfer to the current SkyTrain network at Lougheed Town Centre Station and will integrate with regional bus and West Coast Express networks.

LOT SIZE

2565 Runnel Drive	18,803 sf
1120 Falcon Drive	14,250 sf
TOTAL	33,053 SF

PROPERTY TAXES (2013)

2565 Runnel Drive	\$21,417.75
1120 Falcon Drive	\$16,388.61
TOTAL	\$37,806.36

ASKING PRICE

\$3,075,000

LEGAL DESCRIPTION

2565 Runnel Drive	PL LMP1299 LT C DL 238 LD 36
1120 Falcon Drive	PL LMP1299 LT B DL 238 LD 36

ZONING

Currently zoned CS-1



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