



SUBJECT

Multifamily Development Opportunity

“MERCER LANDING”

41 & 175 Duncan Street, New Westminster

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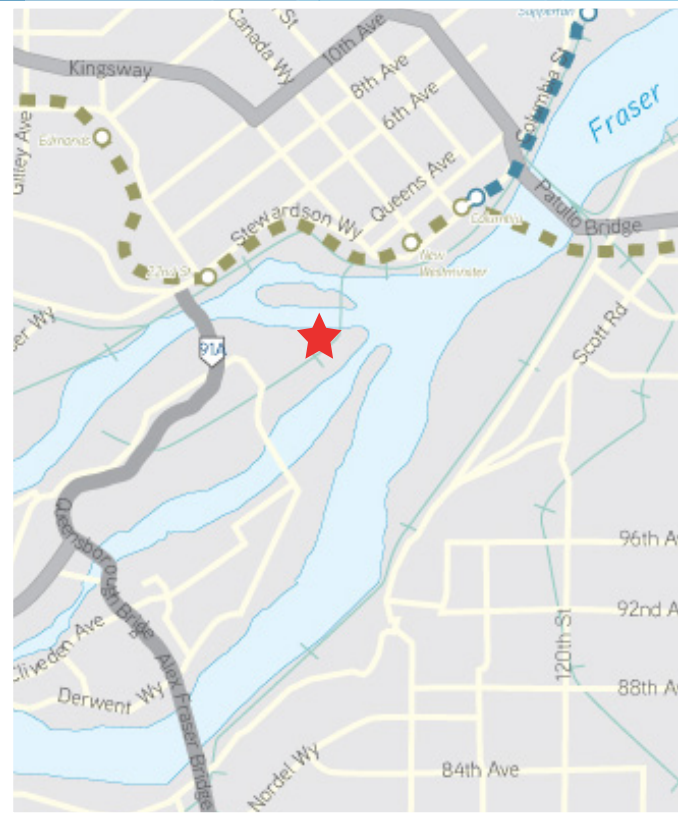
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DEVELOPMENT HIGHLIGHTS

- > Phasable development opportunity in the popular Queensborough area
- > Waterfront location and attractive in-place zoning entitlements
- > Development approval for development of a mix of townhouse and low-rise apartments
- > Large 8-acre site provides the opportunity to build approximately 473 units
- > Views overlooking the Fraser River and Westminster Pier Park, soon to be connected by a future pedestrian bridge

FOR SALE > Multifamily Development Opportunity

Municipal Address:	41 & 175 Duncan Street, New Westminster
Legal Description:	Westerly Half Parcel "A" (Reference Plan 6680) Lot 12 Block "A" District Lot 757 Group 1 Plan 2620; Lot 91 District Lot 757 Group 1 Plan 49791 PIDs: 013-068-679; 006-417-043
Location:	The Property is located at the east end of the Queensborough area in New Westminster along the shores of the Fraser River. The site is located in close proximity to the Queensborough Bridge and Highway 91a, which provide convenient access throughout Metro Vancouver
Site Area:	350,220 SF (8.04 acres)
Zoning:	CD-42/CD-43 (Duncan Street Townhouse/Duncan Street Apartment) and a mixed-employment zone
OCP:	Designated for Medium Density Residential and Mixed Employment in the Queensborough Community Plan
Development Potential:	Rezoned to develop: 2.38 acres townhouse (0.90 FAR or 48 units) 5.01 acres low-rise apartments (1.5 FAR or 425 units) 0.65 acres mixed employment
Current Use:	Industrial warehouse/storage
Surrounding Uses:	Future Queensborough Main Street and townhouse to the southwest; existing single family residential to the east (Port Royal)
Annual Property Taxes:	\$183,387.81
Offering Process:	A full information package is available to all interested parties. Please contact the listing broker for further information

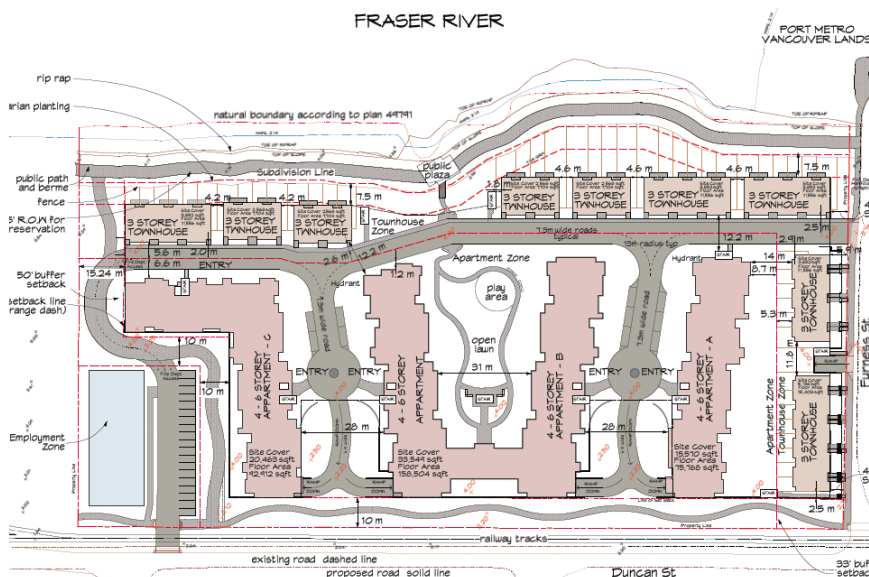


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COUNCIL-APPROVED SITE PLAN



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