

Hideaway Mobile Home Park

Transit-Oriented Development Opportunity

4200 Dewdney Trunk Road, Coquitlam, BC



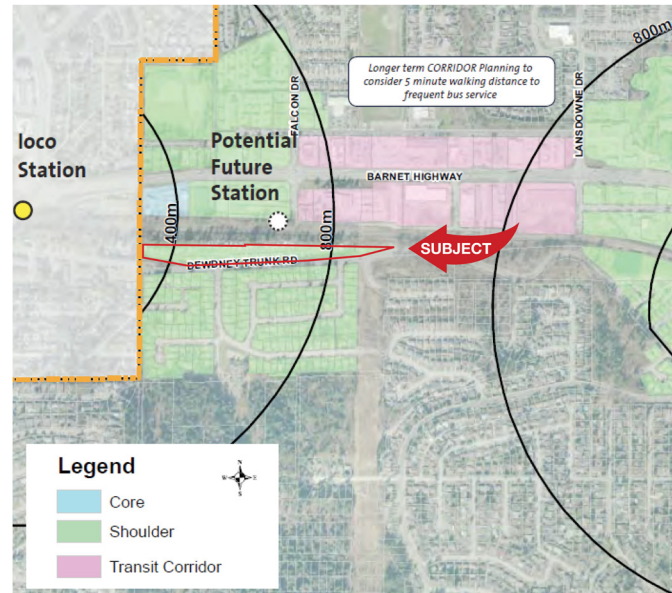
DEVELOPMENT HIGHLIGHTS

- Stable income provided by Coquitlam Hideaway Mobile Home Park, which comprises 68 pads.
- 5.76-acre site with over 650 metres of frontage along Dewdney Trunk Road
- Falls within a “Shoulder Station Area” in the City of Coquitlam’s Transit-Oriented Development Strategy, which provides potential for the Property to be rezoned to multi-family use.
- Close proximity to the future Inlet Centre Evergreen Line Station, providing rapid transit to Downtown Vancouver.
- Shops, services and restaurants are just a short drive away at Coquitlam Town Centre and Port Moody.

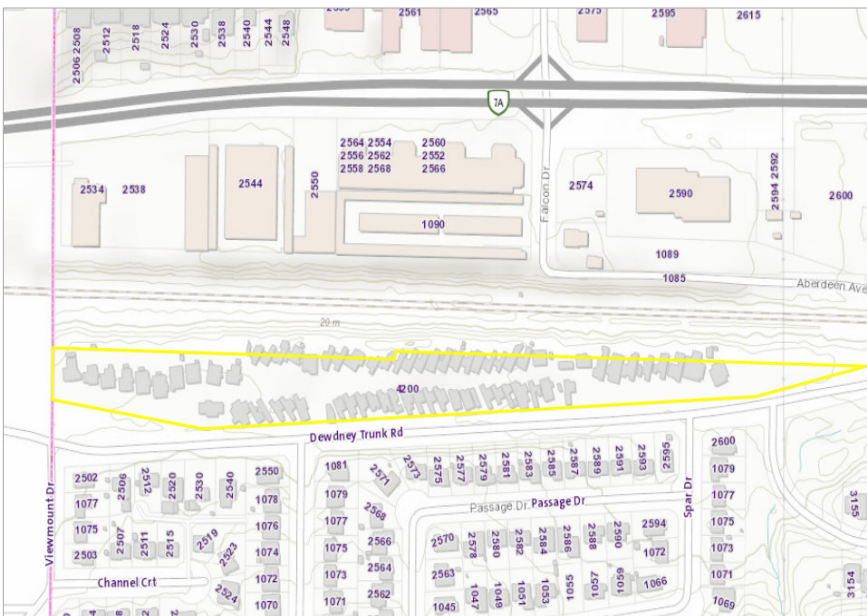


FOR SALE › Transit-Oriented Development Opportunity

The Opportunity:	To purchase a 68-unit 5.76-acre mobile home park in Coquitlam just blocks from the future Inlet Centre Evergreen Line Station. Based on recent studies the property offers short to medium multi-family development potential.
Civic Address:	4200 Dewdney Trunk Road, Coquitlam BC
Legal Address:	Parcel "One" (Reference Plan 9384) Block "A" District Lot 238 Group 1 New Westminster District Plan 7641 PID: 011-214-082
Location:	Situated on the north side of Dewdney Trunk Road just east of the intersection of Dewdney Trunk Road and Barnet Highway. The Property borders the City of Port Moody.
Site Area:	250,906 SF (5.76 acres)
Site Description:	Long, irregular shaped lot occupied with the Hideaway RV Park, which contain approximately 68 mobile homes. The mobile homes are owned by the month-to-month tenants.
Current Zoning:	RMH-1 (Mobile Home Park), which provides for the placement of mobile homes, within a mobile home park, on spaces which are leased or owned.
Development Potential:	Designated as a "Shoulder Station Area" within Coquitlam's Transit-Oriented Development Strategy. Given the Property's proximity to the future station it is believed that there is potential for the Property to be rezoned to multi-family use.
Taxes (2014):	\$14,867.13
Gross Income:	\$376,080
Expenses (2014):	\$153,743
Net Income:	\$217,337
Asking Price:	\$11,500,000



SITE PLAN



CONTACT US

A full sale package is available upon request.

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