

750 DOMINION AVENUE  
PORT COQUITLAM, BC

7 ACRES OF PRIME DEVELOPMENT LAND



FOR SALE



BART VANSTAALDUINEN\*  
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\* Personal Real Estate Corporation

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## 7 Acres of Prime Development Land

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### LOCATION

750 Dominion Avenue is located in the Dominion Triangle area of Port Coquitlam. The subject property is adjacent to the Fremont Village Shopping Centre – anchored by Walmart and Canadian Tire and home to many popular retail stores and services. Additional neighbours include Mosaic's Dominion residential development, Carnoustie Golf Club, River's Edge Business Park and the riverside recreational areas and trails.

Situated in close proximity and access to the new 7-lane Pitt River Bridge and Golden Ears Bridge to the east, Coast Meridian Overpass to the west and being only minutes away to the new Cape Horn Interchange, Port Mann Bridge and Highway #1 makes 750 Dominion a superb location with ease of access.

### SITE DESCRIPTION

The site is rectangular in shape and has been substantially stripped, filled and compacted with structural fill material. A diagonal overhead hydro line easement encumbers a portion of the property but does not restrict the ability to utilize the encumbered lands for vehicle use, whether it be for drive aisles or parking.

### ZONING

OCP Light Industrial, however the municipality has indicated that if rezoning applications provide for uses that generate employment, other zonings will be potentially considered.

### LEGAL ADDRESS

Lot 39, Block 6N, Land District 36, Section 8, Range 1E, Plan NWP36149

### PROPERTY TAXES

\$22,271.96 (2013)

### ASKING PRICE

\$5,250,000.00 (\$750,000 per acre)



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