

HQ

Commercial
FOR SALE

Development Site

655 Lougheed Hwy, Coquitlam, BC



Exclusive Listing Agents

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HQ Commercial
320 - 1385 West 8th Avenue
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Location

The Property is located in the Lower Lougheed neighbourhood of Burquitlam Centre, just east of Burnaby and north of Highway #1. With close proximity to rapid transit and an abundance of shopping and restaurant options, this location offers both convenience and a sense of community. The immediate area is changing rapidly and fast becoming one of the most up and coming neighbourhoods in the Lower Mainland.

Located along Lougheed Highway, a major east-west connection from Vancouver to outlying regions, the area is centrally located and accessible to all municipalities in Greater Vancouver. Simon Fraser University is also located a 10-minute drive away.

With an abundance of public amenities such as parks, community centres, child care facilities, shopping, and recreational pursuits, the location offers the opportunity to buy a strategic holding property for future assembly and redevelopment.

Property Highlights

- Within a 15-minute walk of the Lougheed Town Centre SkyTrain station
- Potential to assemble the neighbouring property in the future for a large mixed-use development
- Centrally located within close proximity to the Lougheed Town Centre
- Potential to develop up to 6-8 storeys with a recommended base density of 2.0-2.5 FSR, subject to the adoption of the revised Burquitlam-Lougheed neighbourhood plan

Proposed Land Use

City of Coquitlam is currently revising the Burquitlam/Lougheed Neighborhood Plan. Based on discussions with City, the proposed land use is a mixed-use development up to 6-8 storeys with a recommended base density of 2.0-2.5 FSR. Final draft plan to be presented in Fall 2016 with final adoption expected in early 2017.

Zoning

CS-1

Lot Size

32,228 sq. ft.

PID

005-795-451

Legal Description

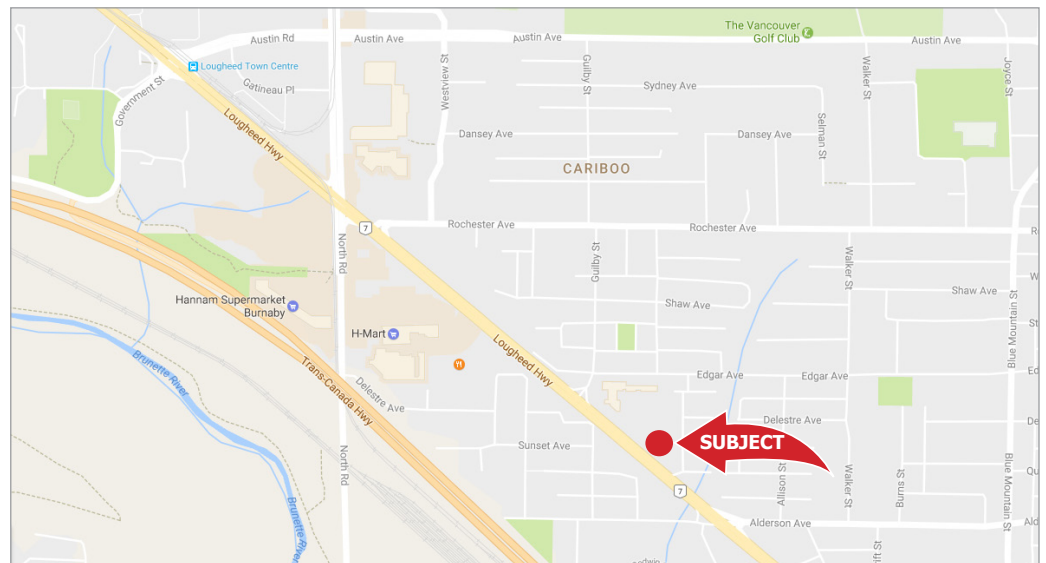
LT 2 DL 1 LD 36 PL NWP73392

Property Tax (2016)

\$6,379.04

Price

Contact Agent



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