



FOR SALE | Transit-Oriented Development Opportunity

Claremont Street & Gardena Drive Coquitlam, BC

- Highly desirable site location near transit
- 5 minute walk to the Burquitlam SkyTrain Station
- Close proximity to parks, community centres and child care facilities
- Properties are within the Oakdale Area of the Burquitlam-Lougheed Neighbourhood Plan

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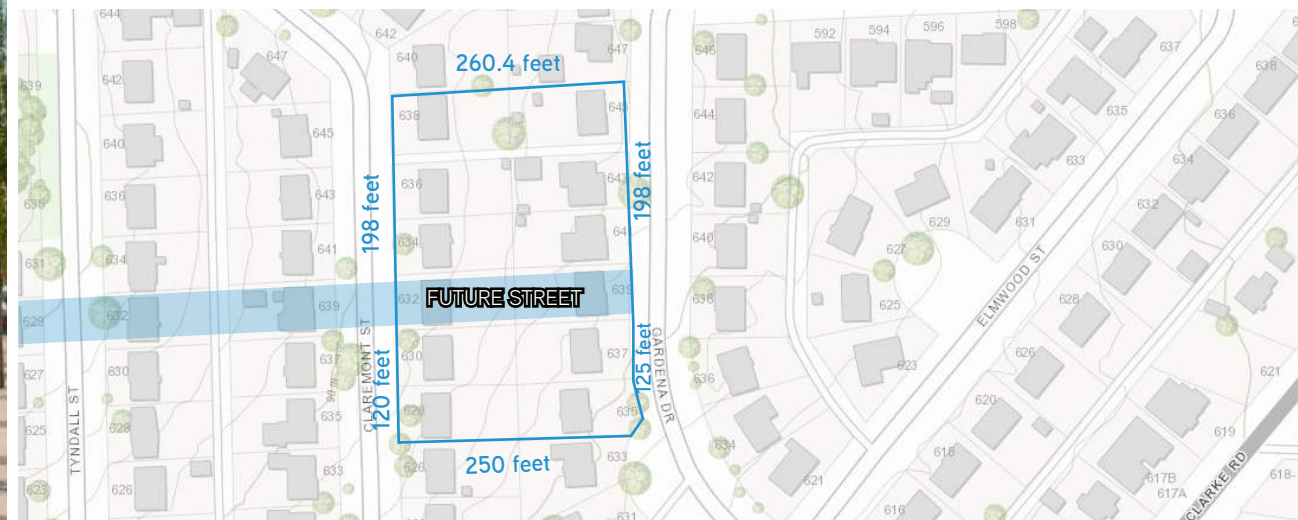
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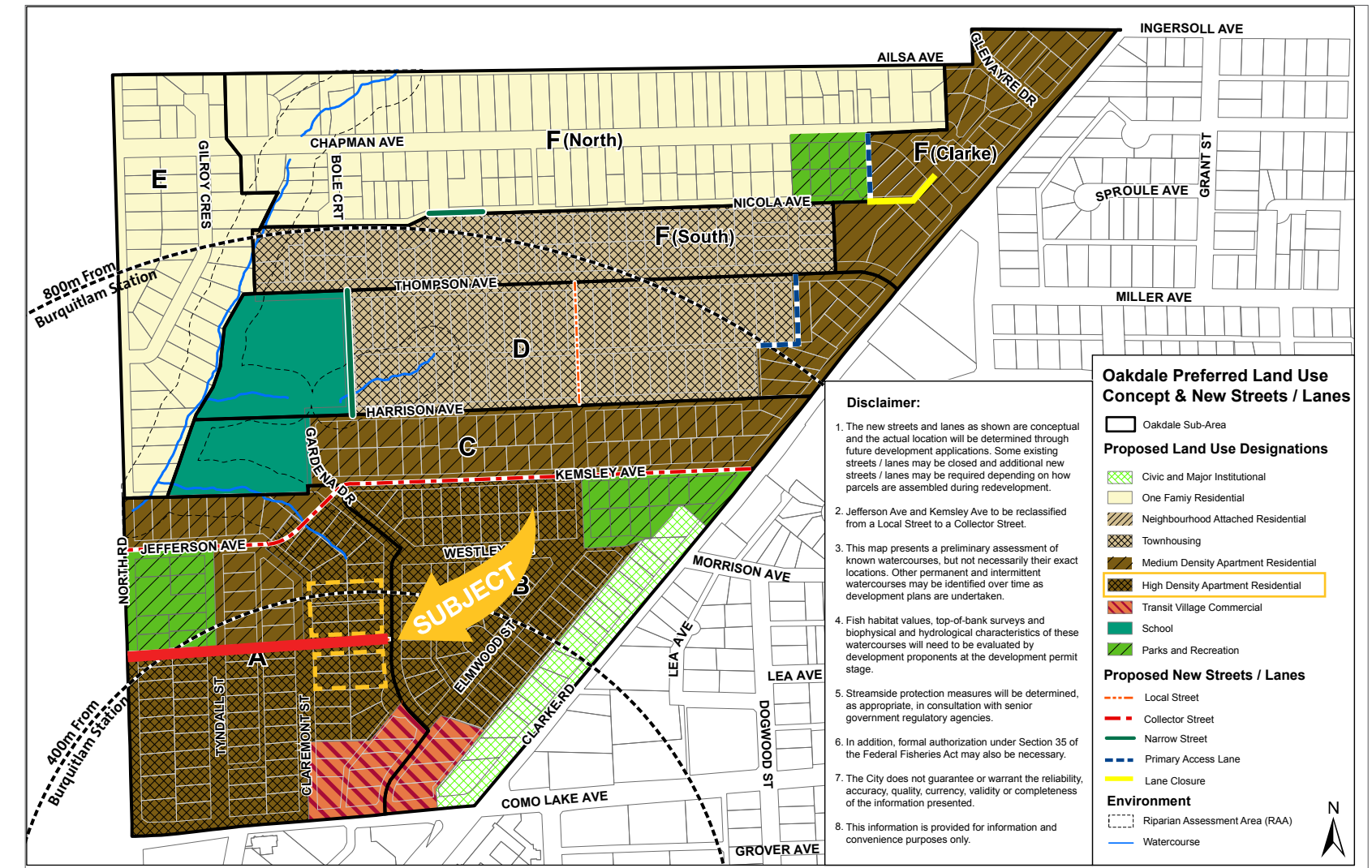
Located in the Oakdale neighbourhood of West Coquitlam. The Property is just steps from the Burquitlam SkyTrain Station. This area is serviced by the Millennium Line Evergreen Extension providing convenient access throughout Metro Vancouver.

SALIENT FACTS

Civic Address	635, 637, 639, 641, 643, 645 Gardena Drive & 628, 630, 632, 634, 636, 638 Claremont Street	
Legal Address	Multiple PIDs	
Site Area	628, 630 Claremont Street & 635, 637 Gardena Drive	31,427 SF
	Roadway Dedication 632 Claremont Street & 639 Gardena Drive *density from roadway allocated to development	15,433 SF
	634, 636, 638 Claremont Street & 641, 643, 645 Gardena Drive	48,234 SF
	City Owned Lane	2,534 SF
	Total Site Area	97,628 SF
Density Allocation	Residential Condo Density	390,512 SF
	Residential Rental Density	146,442 SF
	Total Buildable Area	536,954 SF
Location	The properties are located along Gardena Drive and Claremont Street in the Oakdale neighbourhood of Coquitlam	
Current Zoning	RS-1	
Land Use	High Density Residential (RM-6)	
Improvements	12 single family homes	
Assessed Value (2020)	\$13,573,200 (Subject Site, combined)	
Combined Property Tax (2020)	\$57,931.73 (Subject Site, combined)	



LAND USE DESIGNATION



On February 24th, 2020 Council approved the amending bylaws to implement the Oakdale Land Use Designation update.



PROSPECTIVE PURCHASERS

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. After signing a Confidentiality Agreement (CA), qualified interested parties will be provided a Detailed Information Package (“DIP”) and access to the data room which contains pertinent information and documents relevant to the Property.

OFFERING PROCESS

All prospective purchasers will be advised of an offer submission date during the initial marketing period. Purchasers are invited to submit offers to Colliers on the Vendor’s preferred Form of Offer (available upon request).



NEARBY HIGH-RISE DEVELOPMENT PRESALES



Project Name	Wynwood Green (North Tower)	City of Lougheed - Phase 1 (Tower 2)	SOCO (South Tower)	SOCO (North Tower)	Highpoint
Total Units	205	475	223	273	303
Released Units	194	475	223	270	303
Sold Units	194	371	189	229	152
Avg. Price/SF	\$972	\$1,057	\$891	\$900	\$895



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