



For Sale

1007 - 1033 Clarke Road, Port Moody



For further information, please contact:

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Sutton Group 1st West Realty
118-3030 Lincoln Ave, Coquitlam



The Opportunity



- This is presently a 2 storey stack-able town house site with RM3 zoning.
- The property is approximately 30,000 sq/ft and strategically located next to the new Evergreen line and the many, many amenities of Port Moody.
- The existing 14 unit strata complex may also provide income through rezoning process, reducing holding cost.

Property Overview



Civic Address:	1007 - 1033 Clarke Road, Port Moody, BC
Legal Address:	Strata Lots 1-14 District Lot 377 land 36 in New Westminster District.
Strata Plan:	NWS 13
Site Area:	Approx. 30,000 Square Feet
Current Zoning:	RM-3 (Two Storey town house with street access)
Projected Land Use:	Multi Family Residential
Projected Density:	50% site coverage
Total Property Taxes (2016):	\$15,119.36
Link to Marketing Video:	stratagone.com



Highlights



- **5 Minutes to the new Burquitlam Skytrain Station.**
- **Easy access to Barnet Highway, Highway One, Reed Point Marina, Rocky Point Park and Beach, and Simon Fraser University.**
- **Evergreen line connecting Lougheed Mall to Coquitlam Center through Port Moody has been the catalyst for the explosion in development and investment from prominent firms such as Bosa, Marcon, Mosaic, Intracorp, Blue Sky, and Concert Properties.**

Currently



**There are 14 individual units (all privately owned) on this site.
All owners are in favour of dissolving the strata for future developments.**





Offer Submission Guidelines



The Vendor has adopted an unpriced, modified bid process. Interested parties are invited to submit an offer in the form of a Letter of Intent (the form of which will be provided upon request) that addresses the requirements below:

1. Purchase Price and confirmation of the deposit's payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an "as-is" basis

Property Next Door is also offered for sale by another brokerage, which may increase the development potential, if bought together



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