



For Sale

209 LeBleu Street, Coquitlam



For further information, please contact:

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



The Opportunity



This site provides an opportunity to purchase a strategically located property in Coquitlam with C-5 Community Commercial and residential development potential close to public transportation and numerous other amenities. The existing 16 unit strata building may also provide income through the rezoning process, reducing holding costs.

Property Overview



Civic Address:	209 LeBleu Street, Coquitlam, B.C.
Legal Address:	Strata Lots 1-16 District Lot 45 land 36 in New Westminster District.
Strata Plan:	NWS2426
Site Area:	Approx. 44265 SF
Current Zoning:	RM-1 (Two Storey Low Density Apartment Residential)
Projected Land Use:	C-5 Community Commercial mixed use, medium and high density Neighbourhood Centre
Projected Density:	2.5 FAR.
Total Property Taxes (2016):	\$21,893.61
Link to Marketing Video:	stratagone.com



Highlights



- Close proximity to sky train & other modes of transportation for easy commute to and from Vancouver, Fraser Valley and Simon Fraser University
- Close proximity to Shops, Restaurants, Recreation and Schools including The Place des Arts.
- Potential views of Mountains, River and City.

Currently



All owners are in favour of dissolving the strata. 100% of the owners were present at the town hall meeting. 100% voted to retain and proceed with the project.





Development



This property has been designated as C-5 (Community Commercial) as per Coquitlam Neighbourhood plan.

The Zoning allows for mix use, medium and high density up to eight stories development which can accomodate residential, retail commercial, range of public ammenities, and much more!

DUE DILIGENCE PACKAGE:

Available upon signing of confidentiality agreement.

Offer date: *October 19th, 2017*

Offer to purchase should be in a sealed envelope on the forms provided prior to 4 P.M. on *October 19th, 2017*.

There is no asking price for the property, and it is subject to a bid process.

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