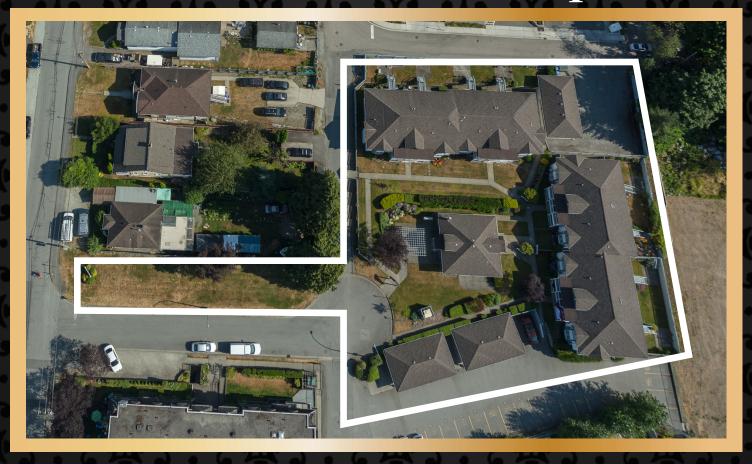


For Sale 209 LeBleu Street, Coquitlam



For further information, please contact:

Shawn Shakibaei

604-724-9630

ShawnShakibaei@gmail.com





John Panrucker 604-230-7390

Jp.Panrucker@gmail.com

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



The Opportunity

Sutton

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

Sutton

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 accomedate 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.

For further information, please contact:

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