

FOR SALE

2332 CLARKE STREET

PORT MOODY, BC



±26,691 SF INDUSTRIAL SITE
WITH FUTURE RESIDENTIAL DEVELOPMENT UPSIDE
ENVIRONMENTAL CERTIFICATE OF COMPLIANCE AVAILABLE



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FOR SALE

2332 CLARKE STREET PORT MOODY, BC



LOCATION

Bordered by Coquitlam on the east and south, Burnaby on the west, and Burrard Inlet to the north, Port Moody is located a 40 minute drive from both downtown Vancouver and the US border and offers easy access to the lifestyle pursuits of the area's local mountains, trails and seaside.

The city has grown exponentially in the last several years, with the West Coast Express and SkyTrain transit lines, efficiently connecting the area's residents to downtown Vancouver in under 40 minutes.

LEGAL DESCRIPTION

Parcel 1 District Lot 202 Group 1 New Westminster District Plan EPP78956

PID: 030-338-263

SITE SIZE

Approximately ±26,691 sf or 0.61 acre

ZONING

M1 (Light Industrial)

PROPERTY TAXES (2023)

\$35,100.60

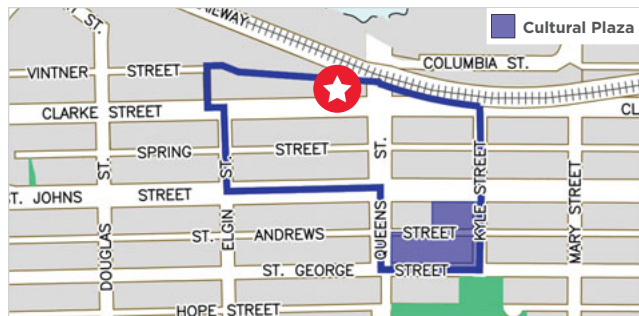
ASKING PRICE

\$3,950,000

OCP DESIGNATION

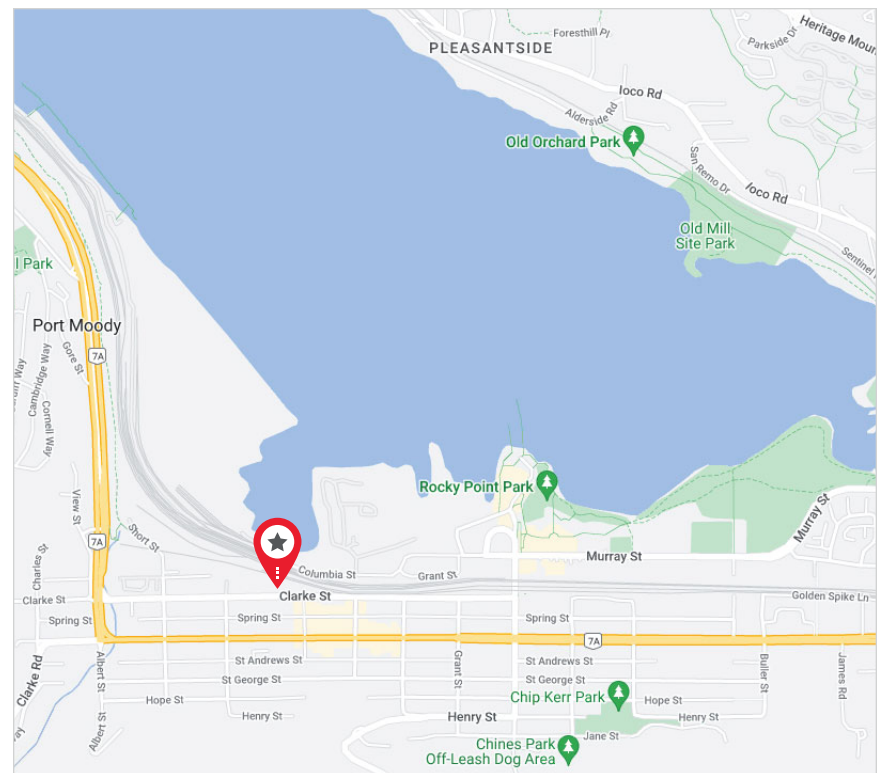
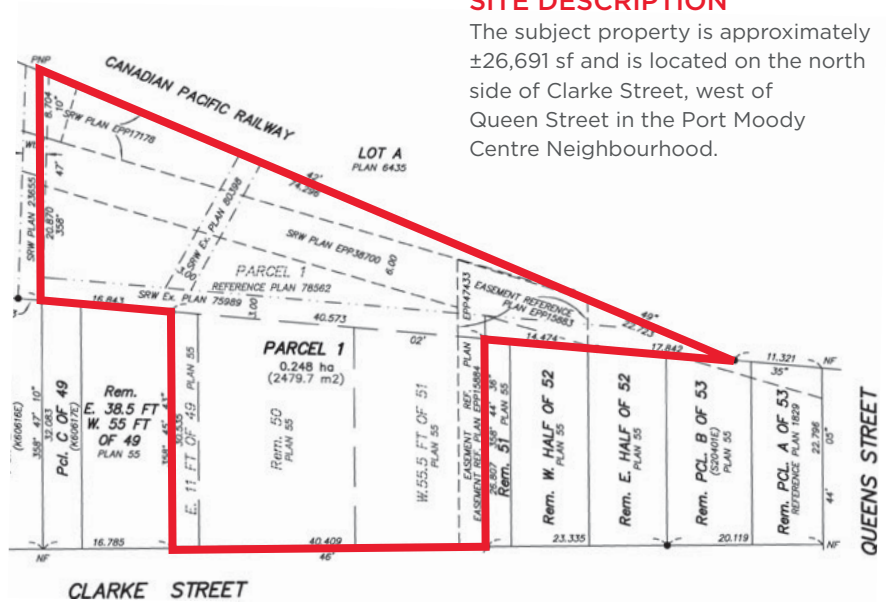
Mixed Use - Moody Centre

Mixed Use - Moody Centre designated areas within the Heritage Commercial District are intended to be compatible in scale and character with other parts of the Moody Centre Heritage Conservation Area. For the vacant lots on the eastern portion of the 2400 block of Clarke Street, building heights up to 6 storeys will be considered. In other areas within the Heritage Commercial District, building heights up to a maximum of 3 storeys will be considered.



SITE DESCRIPTION

The subject property is approximately ±26,691 sf and is located on the north side of Clarke Street, west of Queen Street in the Port Moody Centre Neighbourhood.



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