

# FOR SALE

**2381 & 2385 MARY HILL ROAD  
& 2208 KELLY AVENUE**  
PORT COQUITLAM, BC

**FSR: 2.33\***

**UNITS: 40\*  
GROSS BUILDABLE AREA: 36,604 SF\*  
PARKING: ONE LEVEL**

**NEW PRICE**



\*as proposed

## **HARPREET SINGH**

Personal Real Estate Corporation  
Executive Vice President  
Development Land & Investment Sales  
604 640 5870  
harpreet.singh@cushwake.com



Cushman & Wakefield / Suite 700 - 700 West Georgia Street  
Vancouver, BC V7Y 1A1 / 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)



## OPPORTUNITY

An exceptional opportunity awaits savvy investors and developers in Port Coquitlam, where three prime parcels of developable land are available for purchase. Zoned specifically for high-density residential apartments, these parcels offer a unique chance to capitalize on the city's growing demand for housing. With a strategic location in the heart of the Greater Vancouver area, these properties present an ideal canvas for crafting modern, sought-after living spaces tailored to meet the needs of the contemporary urban dweller. Don't miss out on this rare opportunity to secure a foothold in one of British Columbia's most promising real estate markets and contribute to the vibrant growth of Port Coquitlam's residential landscape.

## LOCATION

Strategically located within the dynamic Greater Vancouver area, Port Coquitlam presents an exceptional opportunity for commercial real estate investment. With its burgeoning economy, favorable business climate, and proximity to major transportation hubs including highways and ports, Port Coquitlam serves as an ideal location for businesses looking to establish or expand their presence. The city's diverse range of commercial properties, from modern office spaces to industrial warehouses, caters to various industry needs. Furthermore, Port Coquitlam's supportive local government, skilled workforce, and growing population make it a prime destination for businesses seeking to thrive in a dynamic and competitive market. Whether you're a startup entrepreneur, an established corporation, or a commercial developer, Port Coquitlam offers the infrastructure and resources necessary to propel your business forward.



## INVESTMENT HIGHLIGHTS

- **Prime Location:** Situated in the heart of the thriving Greater Vancouver area, Port Coquitlam offers proximity to major transportation routes, including highways and public transit, facilitating convenient access to downtown Vancouver and surrounding areas.
- **Strong Demand:** With a growing population and a limited supply of housing, there is a significant demand for high-density residential apartments in Port Coquitlam. This demand is driven by factors such as urbanization, employment opportunities, and lifestyle preferences.
- **Zoning Advantage:** The parcels of land are zoned specifically for high-density residential development, providing investors with a clear pathway for project approval and development. This zoning designation maximizes the potential for optimizing land use and generating higher returns on investment.
- **Development Potential:** The opportunity to build high-density residential apartments allows for the creation of modern, sought-after living spaces that cater to the evolving needs of urban residents. Developers have the flexibility to design innovative, amenity-rich communities that attract tenants and command premium rents or sale prices.
- **Economic Stability:** Port Coquitlam benefits from a stable economy, supported by diverse industries such as technology, manufacturing, and healthcare. This economic stability enhances the investment attractiveness of the area and provides a favorable environment for long-term growth and profitability.
- **Government Support:** The local government of Port Coquitlam is committed to fostering sustainable development and supporting initiatives that enhance the quality of life for residents. Investors can leverage this supportive environment to streamline the development process and mitigate regulatory hurdles.

| DEMOGRAPHICS                  | 1KM       | 3KM       | 5KM       |
|-------------------------------|-----------|-----------|-----------|
| Estimated Population (2023)   | 13,849    | 86,148    | 181,089   |
| Projected Population (2028)   | 14,948    | 94,150    | 197,045   |
| Population Growth (2023-2028) | 7.9%      | 9.3%      | 8.8%      |
| Average Household Income      | \$100,367 | \$120,261 | \$130,382 |
| Number of Businesses          | 469       | 2,239     | 3,392     |



## SALIENT DETAILS

|                       |  |
|-----------------------|--|
| CIVIC ADDRESS:        | 2381 Mary Hill Road, Port Coquitlam  |
| PID:                  | 001-463-969  |
| LEGAL DESCRIPTION:    | Lot 4 except: the east 10.5 Feet shown on plan with bylaw filed 6287; district lot 289 group 1 new westminster district plan 2426          |
| CIVIC ADDRESS:        | 2385 Mary Hill Road, Port Coquitlam  |
| PID:                  | 003-163-237  |
| LEGAL DESCRIPTION:    | Lot 3 block "I" district lot 289 group 1 new westminster district plan 2426 except the east 10.5 Feet shown on plan with by-law filed 6287 |
| CIVIC ADDRESS:        | 2208 Kelly Avenue, Port Coquitlam  |
| PID:                  | 000-940-500  |
| LEGAL DESCRIPTION:    | Lot 1 except east 10.5 Feet shown on plan with bylaw filed 6287, district lot 289 group 1 new westminster district plan 2426               |
| ZONING                | RA2 - Residential Apartment 2  |
| OCP:                  | HIGH DENSITY APARTMENT RESIDENTIAL   |
| BC ASSESSMENT (2024): | \$6,028,000 (total)  |
| ANNUAL TAXES:         | \$17,632.24 (total)  |
| LOT SIZE (TOTAL):     | 15,687.85 sq.ft  |
| <b>ASKING PRICE</b>   | <b>\$6,000,000</b>   |





# FOR SALE

**2381 & 2385 MARY HILL ROAD  
& 2208 KELLY AVENUE**  
PORT COQUITLAM, BC



**HARPREET SINGH**  
Personal Real Estate Corporation  
Executive Vice President  
Development Land & Investment Sales  
**604 640 5870**  
harpreet.singh@cushwake.com



©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.