

# FOR SALE

## 1.7 Acre Transit-Oriented Residential Development Site

# 3370

 | Dewdney Trunk Road  
Port Moody, BC

Colliers  
INTERNATIONAL

### HIGHLIGHTS

- › Transit-oriented residential development site in Port Moody
- › 1.7 acre site with OCP designation for medium-density residential
- › 4 minute walk to new Inlet Centre Rapid Transit Station (open 2017)
- › Quieter, low-density residential neighbourhood with nearby schools, parks & retail

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The Property

Evergreen Line (early 2017)

Barnet Highway

Dewdney Trunk Road

loco Road

Suter Brook Village

East

West

Inlet Centre Station





## FOR SALE > 3370 Dewdney Trunk Road, Port Moody, BC

### Location

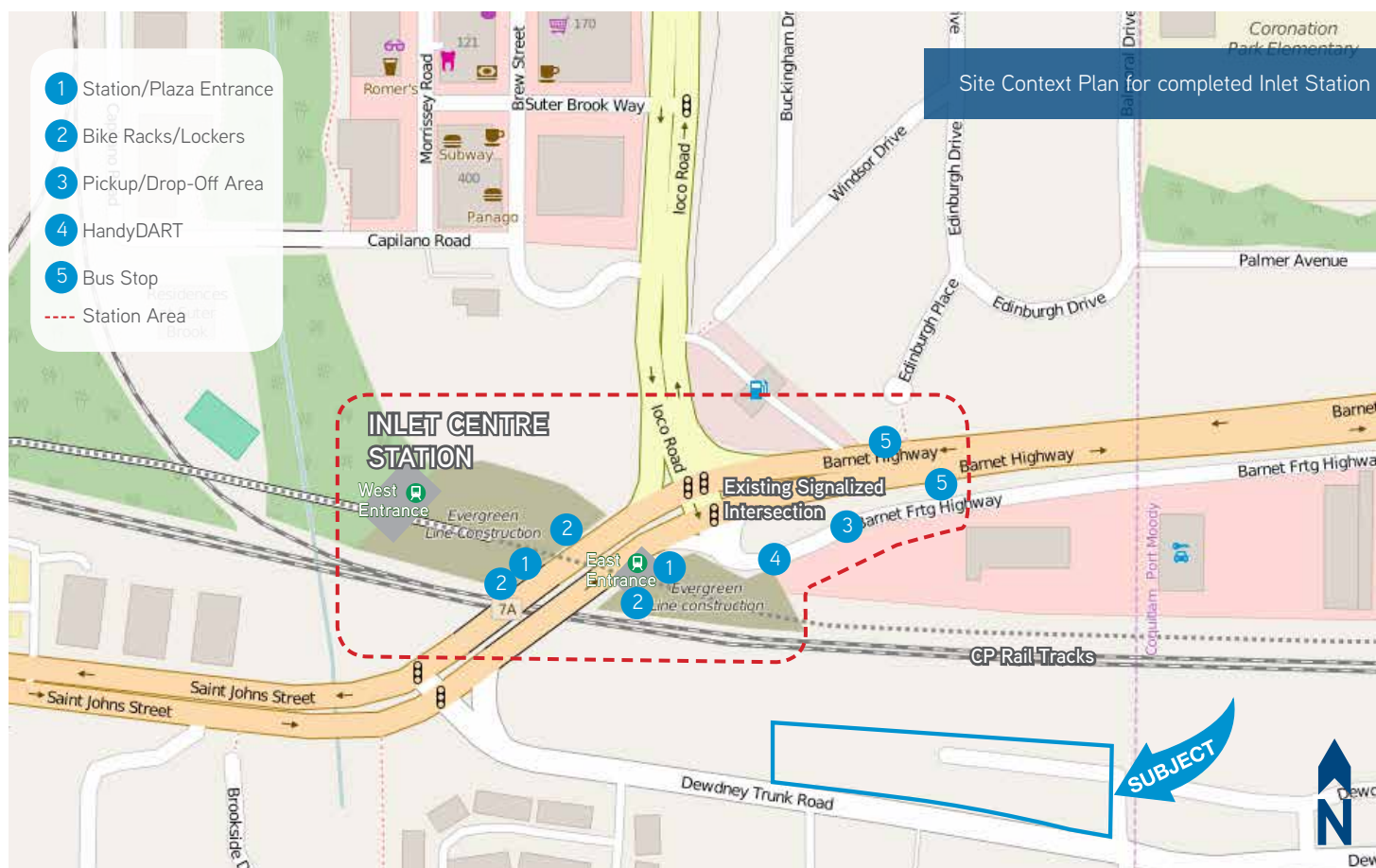
The City of Port Moody is located in the northeastern portion of Greater Vancouver and at the east end of the Burrard Inlet approximately 20 kilometers from downtown Vancouver.

Port Moody is a thriving city with industries supporting a growing residential community, and strives to harmonize the natural environment with economy and quality of life. Port Moody, together with neighbouring communities of Coquitlam and Port Coquitlam form the Tri-Cities area.

The Property is a 30-minute drive to Vancouver and within close proximity to amenities of Port Moody's downtown core, including numerous services and retailers in Newport Village and Suter Brook Village. Once opened, 3370 Dewdney Trunk will be within a short four-minute walk to the to the new Inlet Centre Station of the Evergreen Line, slated for completion in early 2017.

### Development Highlights

- > 1.7 acre residential development site in central, transit-oriented location
- > Existing Mobile-Home Park with Official Community Plan Designation for 4-storey residential
- > 4 minute walk time without road crossing to Inlet Centre Station
- > Capitalize on strong demand for transit-oriented residential product
- > Lack of new low-rise woodframe condo product in Tri-Cities area



## Salient Facts

Legal Description	Lot 19 Except: Parcel "A" (Explanatory Plan 15674) District Lot 233 Group 1 New Westminster District Plan 1145 PID: 012-011-908
Gross Site Area	74,100 SF (1.7 acres)
Site Dimensions	Approx. 505 feet frontage on Dewdney Trunk Rd. and 148 feet depth
Location	North side of Dewdney Trunk Road, East of Barnet Highway
Existing Improvements	Mobile home park. Contact us for tenancy and income details.
Adjacent Uses	North: CP Rail Right of Way East: City of Coquitlam Boundary West: Single Family Residential Area South: Multifamily Residential Area
Zoning	RS4 - One-Family Residential
Official Community Plan	Multi-Family Residential
Property Taxes (2016)	\$30,727.54

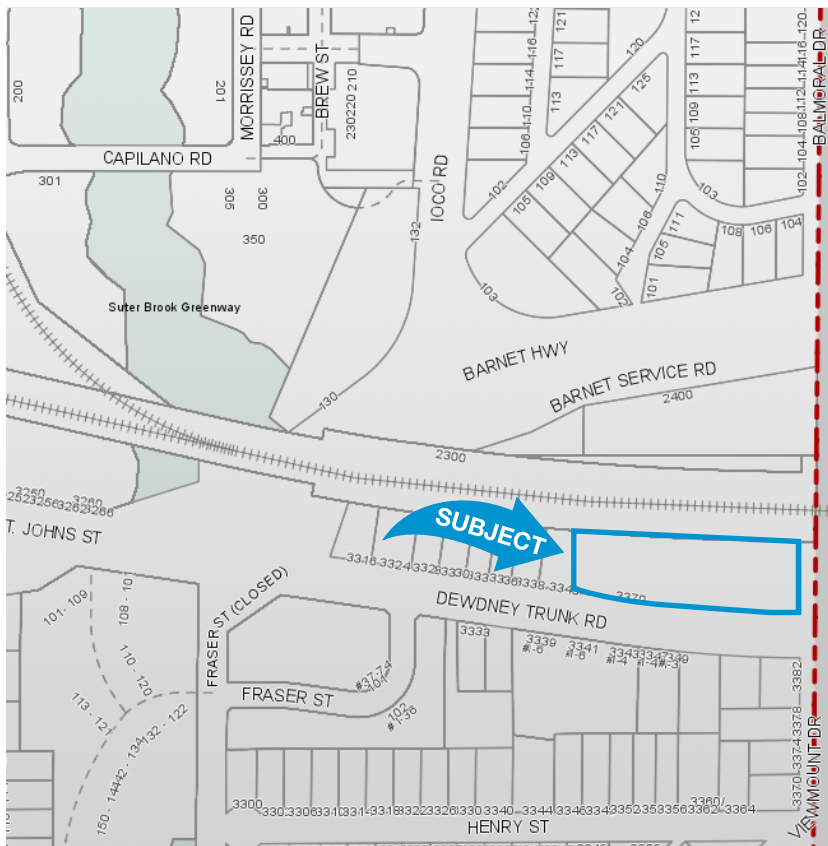




# A THRIVING residential Community



## Site Plan



## Offering Process

Detailed information package available upon request. Please contact listing agent(s) for detailed information and offering process.

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