



Don't miss this  
*Opportunity*

**1400 + 1404  
Austin Ave.**

**DEVELOPMENT  
OPPORTUNITY  
IN COQUITLAM**

**22,496 SF SITE**  
(12 UNITS TOTAL)

**Adil Dinani**

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DINANI GROUP  
REAL ESTATE ADVISORS





## AUSTIN + SCHOOLHOUSE DETAILS

Outstanding Development Opportunity featuring 12 well-designed homes by award Winning ArchiType Design. Pre-Application from the city supports RT-3 Multiplex Development.

This half acre site, 22 496 (148x152) offers an excellent midscale project w/ surface parking walking distance to Heights Shopping, Rochester Park. Featuring 12, 1593 SF 3 bedroom + den homes with outstanding layouts, 10' ceilings & oversized outdoor spaces all w/ 2 covered parking.

The perfect product mix for the neighbourhood. Located in heart of Austin Heights just minutes to Safeway, Como Lake, VGC, and Lougheed Town Centre/Skytrain. Similar finished units, selling for \$825-850+p/sf. Excellent economics + consolidate mid-scale project.

[CLICK FOR MORE INFO.](#)

## SPECIFICATIONS

### Lot Size

22,496 SF  
148 x 152

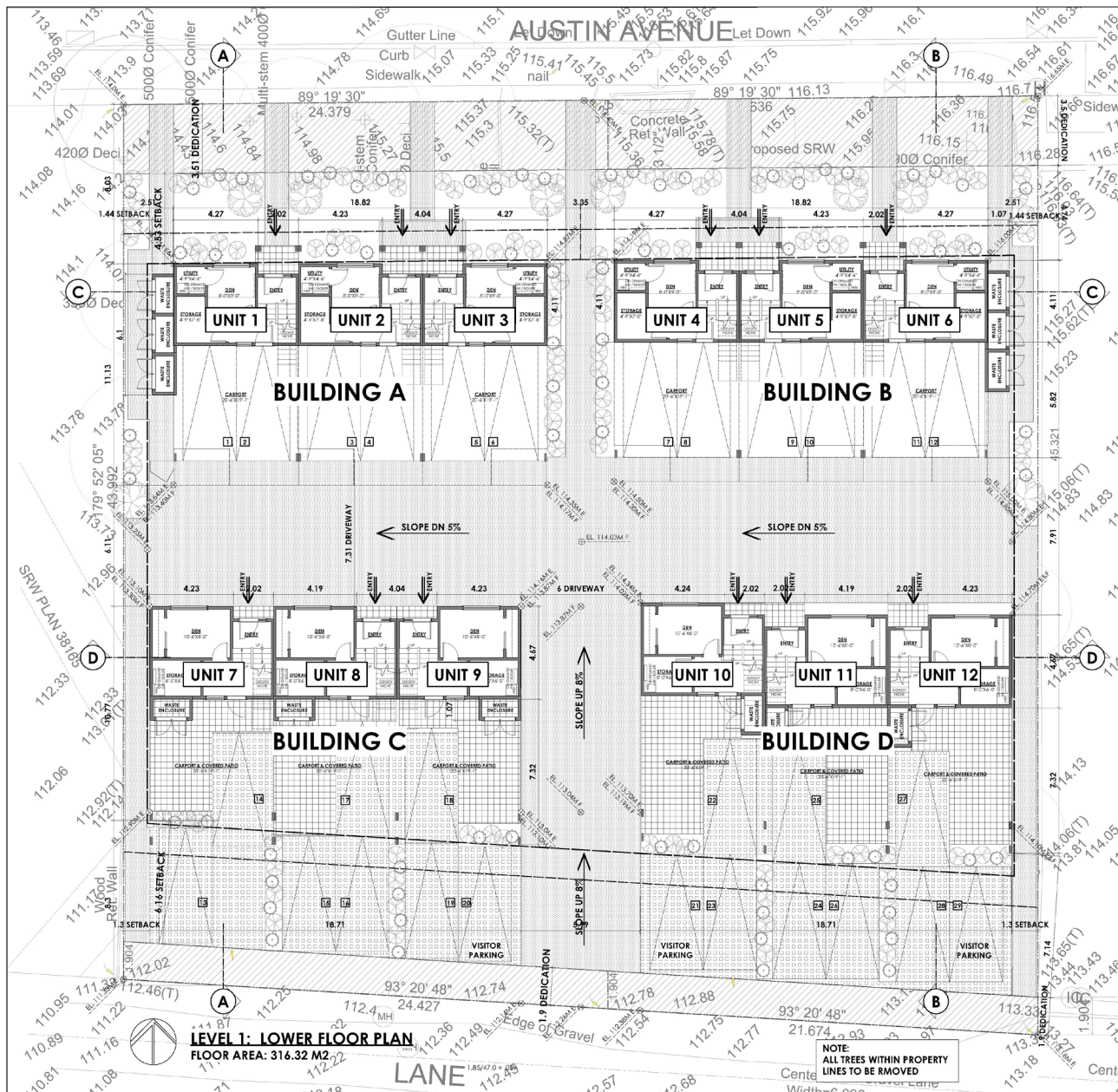
### Zoning

RT-3 Rezone  
with .85 FSR

### Unit Info.

12 Units = 1,593 SF each  
Total Buildable = 19,125 SF





ZONING REQUIREMENTS			
LAND ZONED	REQUIRED	RT-1 TO RT-3	
SITE AREA	10,010 SF (930 M <sup>2</sup> )	PROPOSED	2099.3 M <sup>2</sup> (22,596 SF)
LOT WIDTH	REQUIRED	65.6' (20 M)	PROPOSED
			46.00 M
SITE COVERAGE	PERMITTED	5 X 2099.3 M <sup>2</sup> = 1049.5 M <sup>2</sup>	PROPOSED
BUILDING			936.11 M <sup>2</sup>
FLOOR AREA RATIO			
PERMITTED	85 X 2099.3 M <sup>2</sup> = 178,183 SF	1784.41 M <sup>2</sup>	
PROPOSED		1758 M <sup>2</sup>	
SET BACKS	PERMITTED	PROPOSED	
FRONT YARD	14.76' (4.5 M)	4.53 M	
SIDE YARD	4.0' (1.2 M)	1.3 M	
FLANKING	9.84' (3.0 M)	N/A	
REAR YARD	19.68' (6.0M)	6.16 M	
TO GARAGE	19.68' (6.0M)	N/A	
BUILDING HEIGHTS	PERMITTED	PROPOSED	
BUILDING	36.0' (11M)	11 M	
PARKING	REQUIRED	PROPOSED	
	2 STALLS / UNIT = 24	29 STALLS	
		2,000 X 5.00 M STALLS	
AMENITY SPACE:	400 SF (37 M <sup>2</sup> ) / UNIT	489.67 M <sup>2</sup>	
	X 12 UNITS = 4,800 SF (444 M <sup>2</sup> )		

## LEVEL 1 FLOOR PLAN

BUILDING A: 74.37 M<sup>2</sup>

BUILDING B: 74.37 M<sup>2</sup>

BUILDING C: 83.79 M<sup>2</sup>

BUILDING D: 83.79 M<sup>2</sup>

TOTAL: 316.32 M<sup>2</sup>

ArchiType  
design

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604.988.4043 ph/fax  
235 W. 20TH STREET  
NORTH VANCOUVER, BC  
V7N 2H9

salendra mann  
604.828.5202

## AUSTIN 12 UNITS

ADDRESS:

1400 & 1404 AUSTIN AVE.,  
COQUITLAM

No.	Date	Revision
1	02/10/23	ISSUED FOR PRE-APP

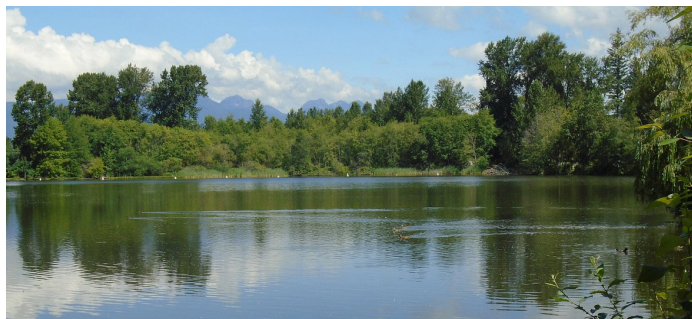
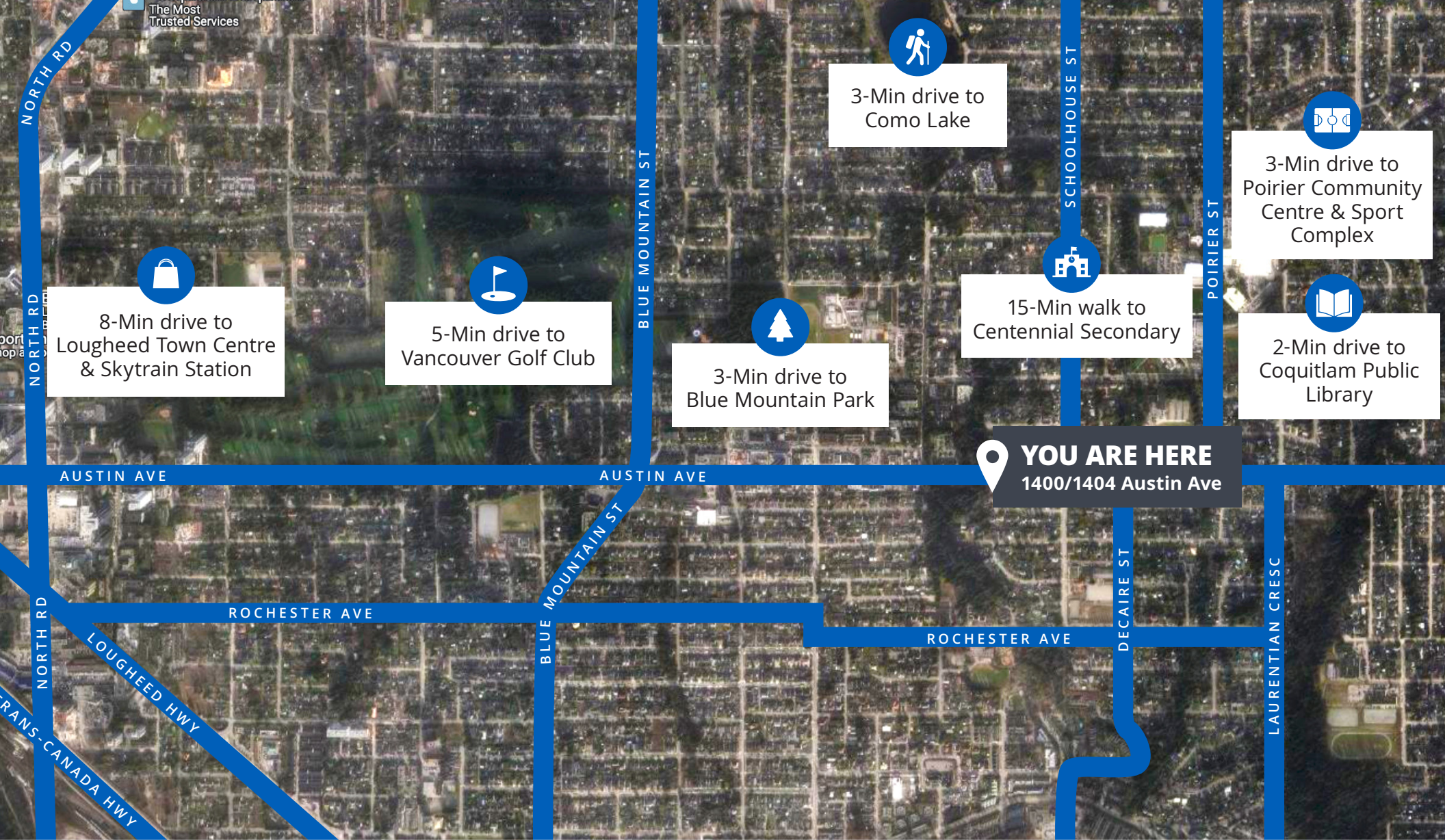
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## SITE PLAN & LEVEL 1 FLOOR PLAN

Date  
FEBRUARY 10, 2023  
Scale  
1/8" = 1'-0"  
Drawing No.

A1





### Commute to Downtown Vancouver



63 Minutes  
via Skytrain



33 Minute Drive





## SIMILAR MULTIPLEX SALES DATA

ADDRESS	ADVERTISED INTERIOR SQ.FT	SOLD PRICE	SOLD PRICE PER SQ.FT INTERIOR
#4-946 Dansey Ave	1,535 sq.ft	\$1,319,000 <small>(May 2023)</small>	\$859 p/sf
102-1048 Madore Ave	1,791 sq.ft	\$1,488,000 <small>(April 2023)</small>	\$818 p/sf
102-1334 Charland Ave	1,919 sq.ft	\$1,599,000 <small>(May 2023)</small>	\$833 p/sf








**TOP 1% IN  
CANADA**  
*National Chairmans*



# ADIL DINANI

PERSONAL REAL ESTATE CORPORATION

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## 1400 + 1404 Austin Ave

COQUITLAM

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**Photo Sources**

Safeway: <https://rennie.com/listings/507-1045-austin-avenue-coquitlam-bc-v0v-0v0>

Como Lake: [https://www.tripadvisor.ca/Attraction\\_Review-g181718-d7168591-Reviews-Como\\_Lake\\_Park-Coquitlam\\_British\\_Columbia.html](https://www.tripadvisor.ca/Attraction_Review-g181718-d7168591-Reviews-Como_Lake_Park-Coquitlam_British_Columbia.html)