



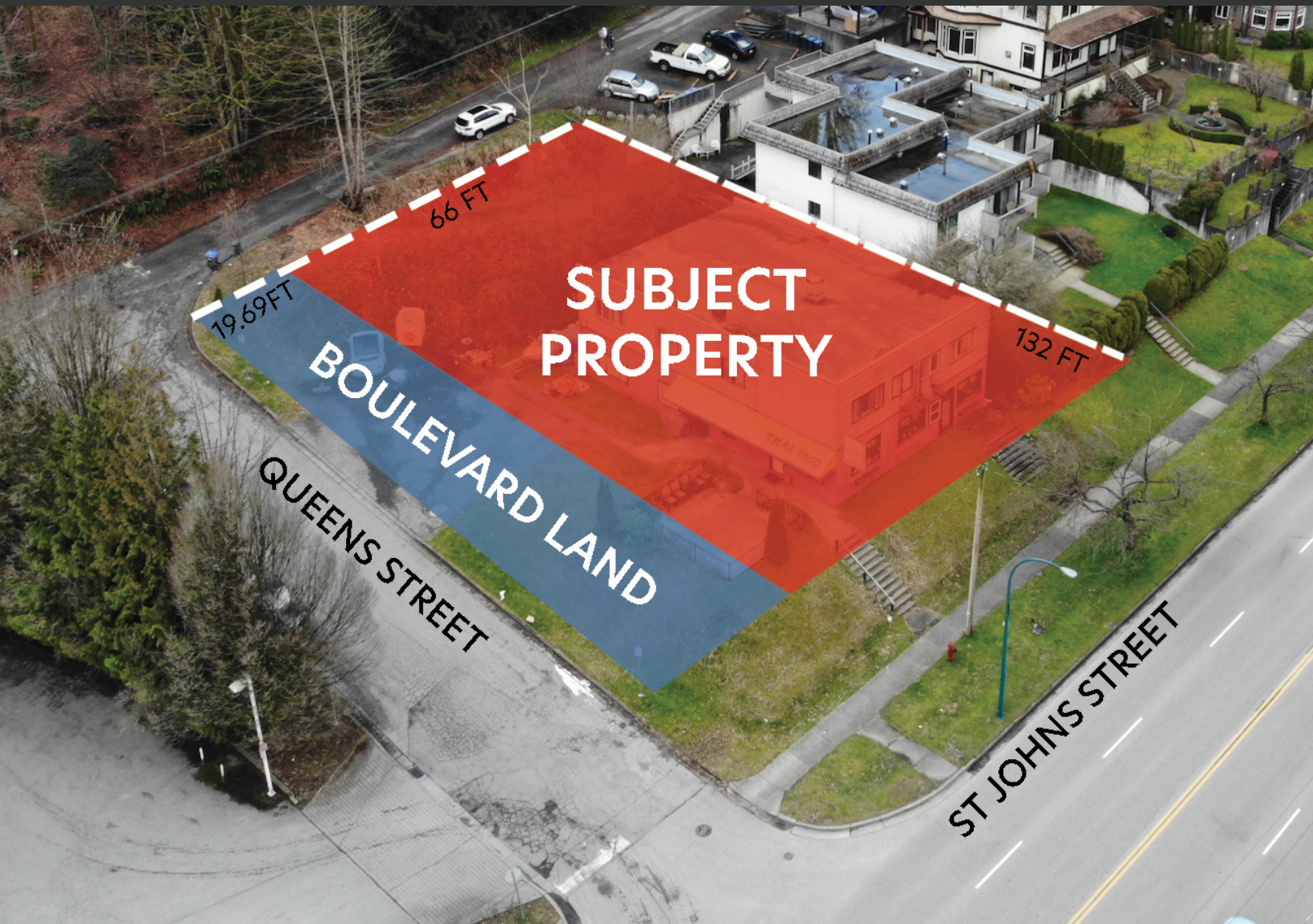
FOR SALE

2335 ST. JOHNS STREET, PORT MOODY

"MIXED-USE MULTI-FAMILY DEVELOPMENT OPPORTUNITY"

Cooperating Fee: 1.5%

*Not deemed accurate. For illustration purposes only.



MIXED-USED DEVELOPMENT OPPORTUNITY

66' X 132' | 8,712 SQFT Corner Lot

Currently zoned C3, the City of Port Moody is in support for an application to be submitted under CRM1 'Four-Storey Mixed Use' Zoning. This prime Port Moody location is on the "main strip" and conveniently located close to the Evergreen Skytrain Station, West Coast Express, micro-breweries, and restaurants.

Architectural drawings have been created with direction for the City Planning Department for a four storey mixed use building offering a product mix of 14 one bedroom to three bedroom and den units, plus two commercial units on the ground level. Ocean views would be achieved on the 4th storey. Please note that an additional 2,618.4 square feet of land must be purchased from the City to meet the minimum lot size criteria for CRM1 which would make the building site 11,330 SQFT.

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DEVELOPMENT SPECIFICS

- 14,782 SQFT Net Sellable Residential
- 2,332 SQFT Net Sellable Retail
- 14 Residential Units
- 2 Commercial Retail Units
- 26 Underground Parking Stalls
- Ocean Views (Select Proposed Units)
- Wood-Framed Development
- 34 Bike Stalls
- Letter from City of Port Moody with Support

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NEIGHBOURHOOD HIGHLIGHTS

- Moody Elementary - 0.55 KM
- École Moody Middle School of the Arts - 1.44 KM
- Port Moody Secondary - 0.6 KM
- Evergreen Skytrain Station - 1.2 KM
- Westcoast Express - 1.2 KM
- Westbound St. Johns at Queens St - 0.04 KM
- Moody Center Station - 1.2KM
- Grocery - 1.4KM
- Shell Gas Station - 0.1 KM
- Yoga - 0.55 KM
- Cleaner - 0.2 KM
- Newport Village - 3.2 KM
- Ecole Moody Middle School - 1.5 KM
- Port Moody Elementary School - 0.55 KM
- Port Moody Secondary School - 0.85 KM
- Kyle Centre & Park - 0.12 KM
- Police Station - 1.2 KM
- Coquitlam Centre - 4.6 KM
- Port Moody Recreation Centre - 3.2 KM
- Police Station - 1.2 KM
- Coquitlam Centre - 4.6 KM
- Port Moody Recreation Centre - 3.2 KM

RENTAL INCOME SUMMARY

Commercial Lease:

- 3 Month Demolition Clause
- \$3,090 / Month

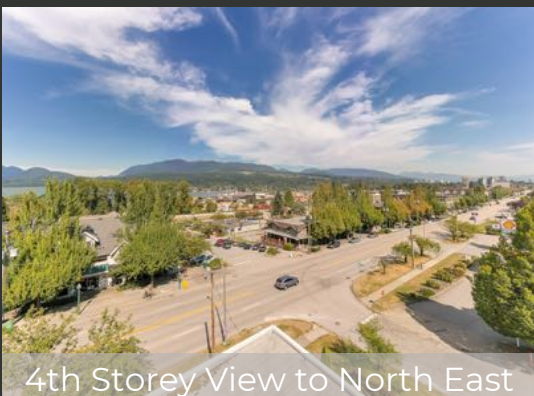
Residential Lease:

- \$750 / Month

* 6 Additional Vacant 1-Bedroom Residential Units

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4th Storey View to North East



4th Storey View to North West



4th Storey View to North

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