

# Lady Sharon Apartments

1320 King Albert Avenue, Coquitlam

65-suite apartment building on a large 2.21 acre lot in the Austin Heights neighbourhood of Coquitlam

**New Price! \$18,150,000**

4.20% Cap Rate



**CBRE**

## Investment Opportunity

For Sale | Lady Sharon Apartments

## Salient Details

### Address

1320 King Albert Avenue, Coquitlam

### PID

008-485-496

### Legal Description

LOT 169 DISTRICT LOT 357 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 38235

### Building Size

82,025 sq. ft. (approx.)

### Lot Size

96,268 sq. ft. (2.21 acres)

### # of Storeys

3

### Year Built

1970

### Suite Mix

Bachelor	6 units
1-Bedroom	25 units
2-Bedroom	34 units
<b>Total:</b>	<b>65 units</b>

### Parking

75 underground stalls  
20 surface stalls

### Zoning

RM-2




[CLICK HERE FOR MORE INFORMATION](#)



## Investment Highlights

- **Well-Maintained Multifamily Asset:** The property offers 65 exceptionally large rental suites significantly above the submarket average and much larger than purpose-built rental units currently being constructed. Further, the building is located on a generous 2.21-acre site in an area slated for additional density under the Austin Heights Neighbourhood Plan.
- **Substantial Rent Upside:** With current rents sitting below market benchmarks, the asset presents an estimated 45% rental uplift opportunity, with potential revenue growth achieved through tenant turnover.
- **52% of the Suites are Two Bedrooms:** The property has an excellent suite mix with 34 of the 65 suites being large two bedrooms, providing exceptional value at this price point.
- **Prime Location in an Evolving Neighbourhood:** Situated on a 2.21 acre site in the heart of Austin Heights, an area that has an established OCP which has resulted in significant investment and development activity over that last several years. The property benefits from immediate access to top-tier amenities, schools, convenient retail, and multiple transit connections, supporting strong tenant demand and long-term value.

 **Listing Price**  
\$18,150,000

**Cap Rate**  
4.20%



# Investment Opportunity

For Sale | Lady Sharon Apartments

## Location Highlights

## Coquitlam Demographics

**173,889**  
CURRENT  
POPULATION  
(2025)

**7.1%**  
POPULATION  
GROWTH  
(2025-2030)

**40 YRS**  
AVERAGE  
AGE

**\$110K**  
MEDIAN HOUSEHOLD  
INCOME



### WALKABLE, DRIVABLE, LIVABLE.

The Austin Heights area benefits from a strong community with an established retail core, numerous community centers, attractive public parks, and many other desirable amenities.

### Nearby Amenities

*\*Within 5 km radius*



**124**

RESTAURANTS



**7**

COMMUNITY CENTRES



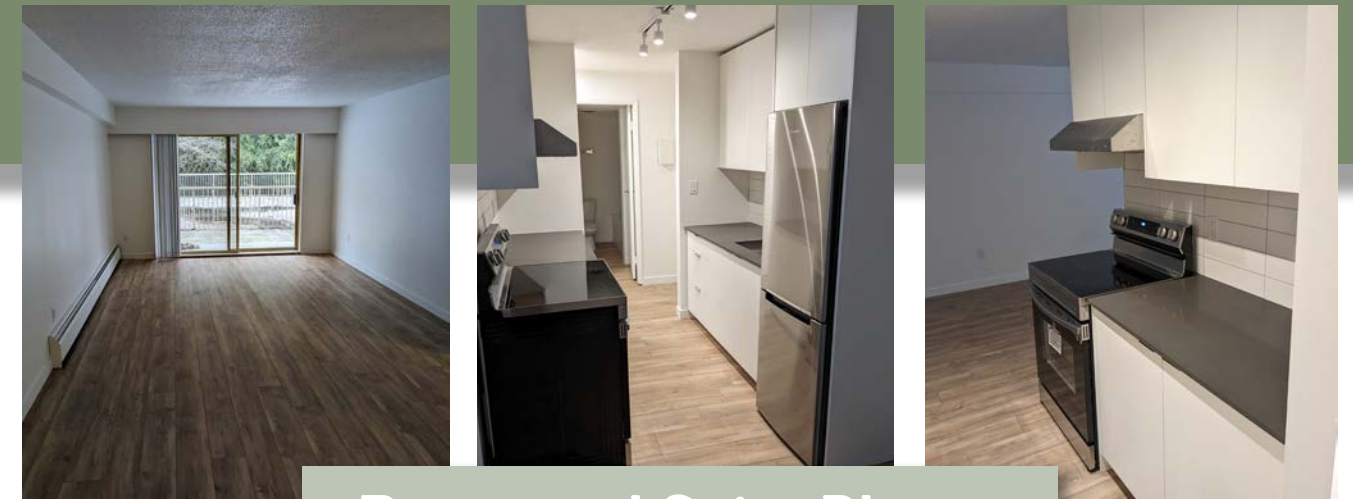
**47**

PARKS

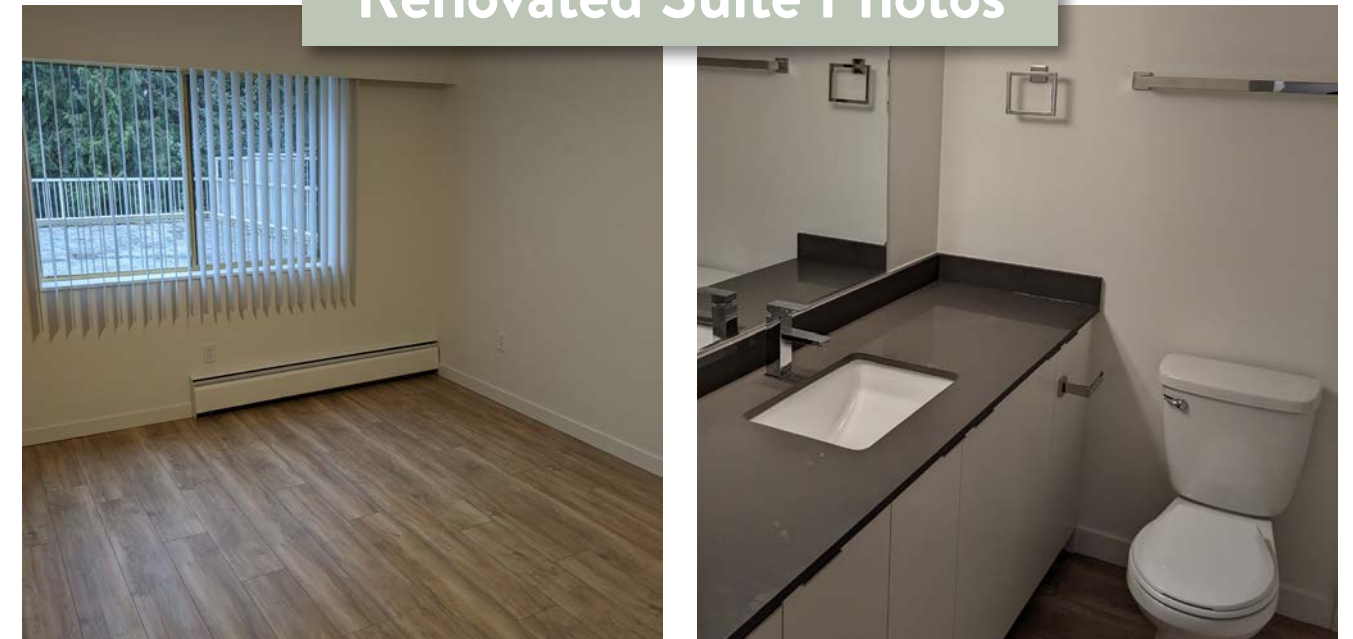
- > John B Pub
- > Jimoco Cafe & Pasta
- > RONA
- > Domino's Pizza
- > JOEY's Coquitlam
- > Morning Tide Eatery
- > Smoking Pig
- > The Golden Boot
- > Superstore
- > 7-Eleven
- > Safeway
- > IKEA
- > Cactus Club Cafe
- > Zone Bowling
- > Coquitlam Public Library
- > Poirier Sport & Leisure Complex
- > Blue Mountain Park
- > Vancouver Golf Club

Investment Opportunity  
For Sale | Lady Sharon Apartments

Location Map



Renovated Suite Photos



**CHARACTER**  
YOU CAN'T BUILD ANYMORE



# Lady Sharon Apartments

1320 King Albert Avenue, Coquitlam

65-Suite apartment building on a large 2.21 acre lot in the Austin Heights neighbourhood of Coquitlam



Investment Properties Group

National Investment Team

## Angus Tone

Personal Real Estate Corporation

Vice President

Investment Properties Group

604 662 5189

angus.tone@cbre.com

## Cynthia Jagger

Personal Real Estate Corporation

Executive Vice President

National Investment Team

778 838 7383

cynthia.jagger@cbre.com

## Duncan MacLean

Personal Real Estate Corporation

National Investment Team

## Vincent Minichiello

Personal Real Estate Corporation

National Investment Team

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

**CBRE**