



FOR SALE

600, 602, 604, 606 & 608 Dansey Ave Coquitlam, BC

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COMMERCIAL



600, 602, 604, 606 & 608 DANSEY AVE

Coquitlam, BC

EXECUTIVE SUMMARY

ZONING
RT-2 Townhouse Residential Designation

FSR
3.0

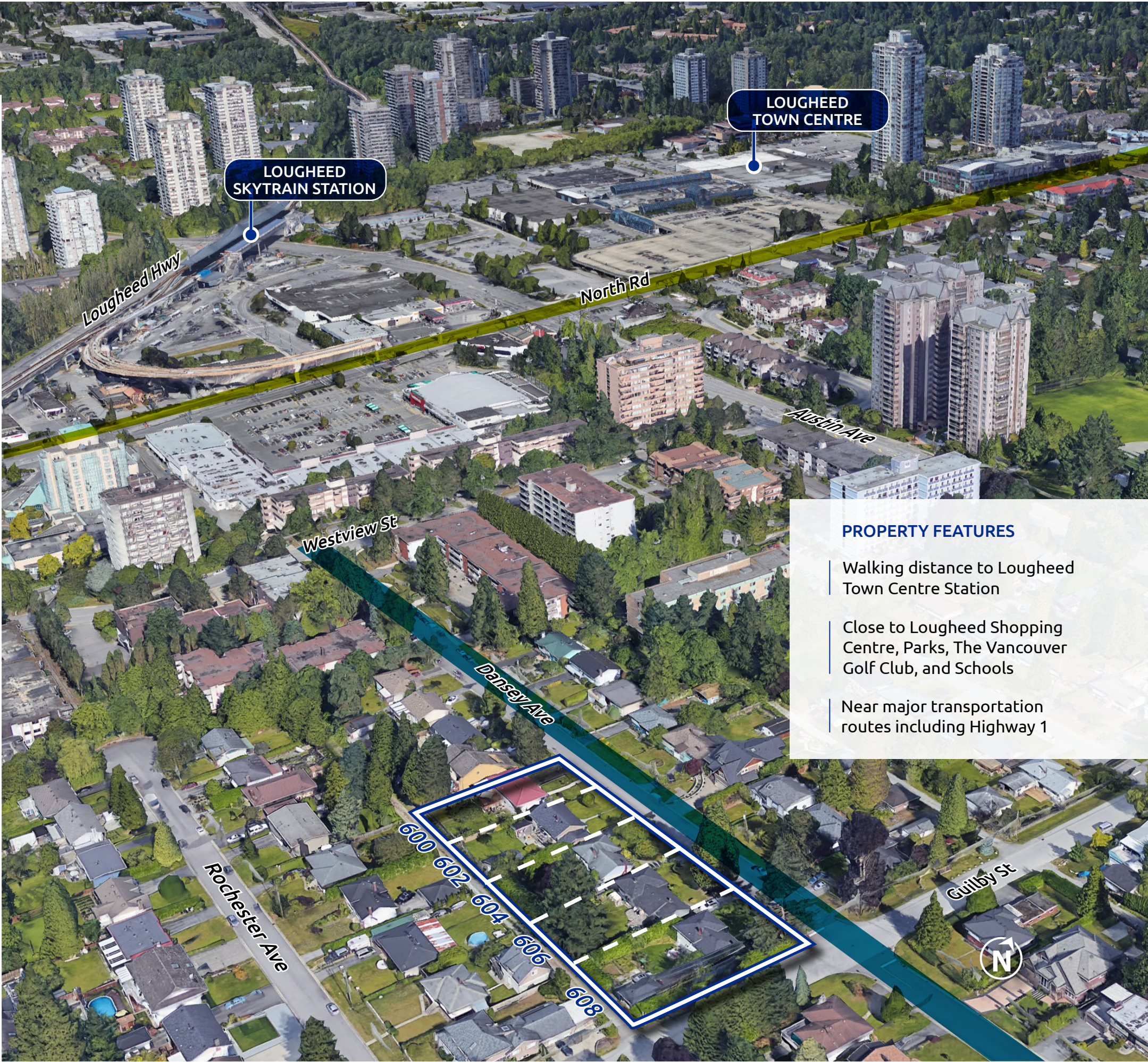
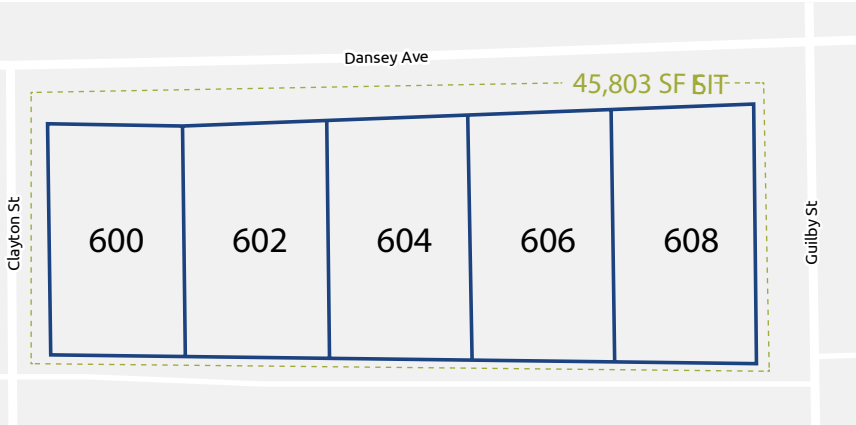
SITE SIZE
45,803 sq. ft.

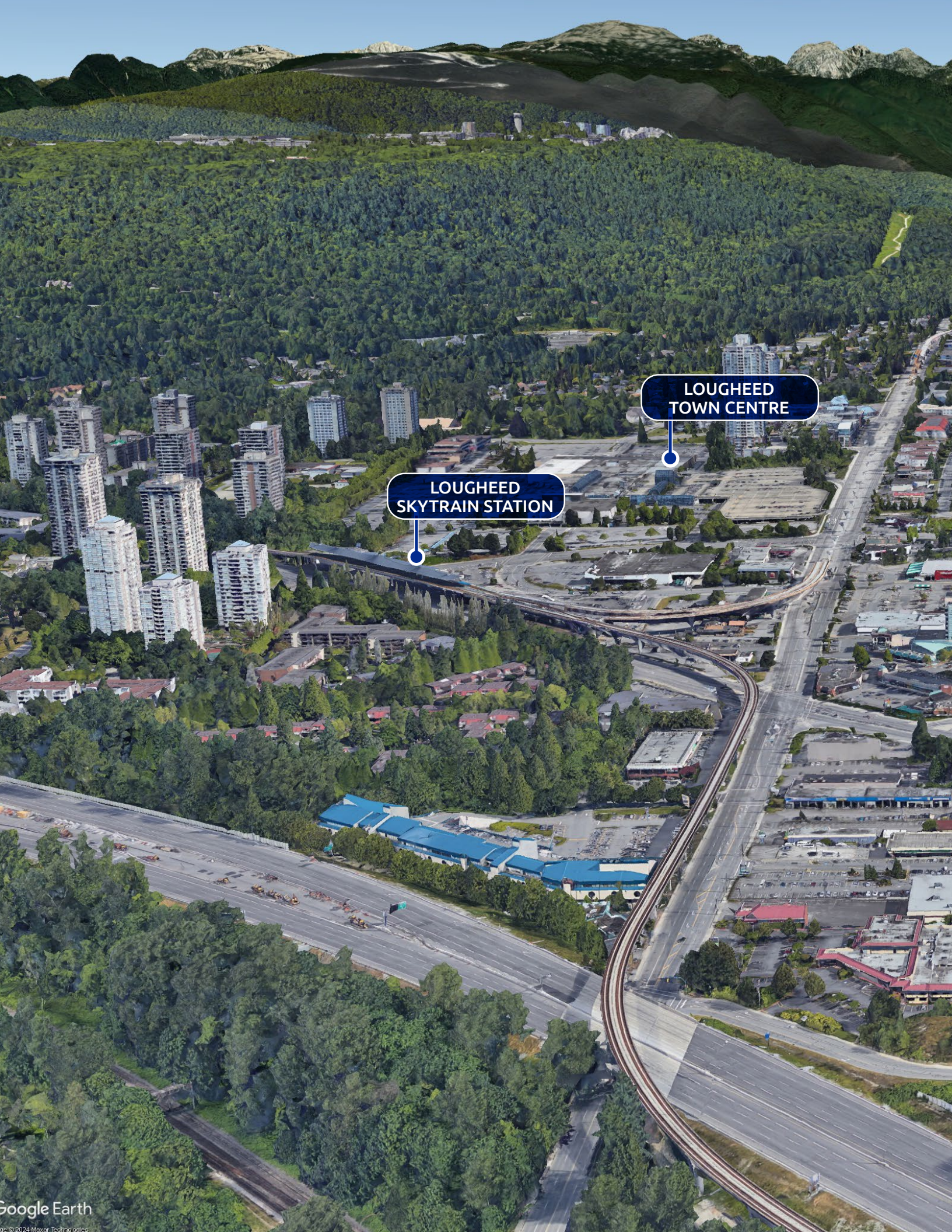
SALE PRICE
Contact listing agents

PROPERTY DESCRIPTION

Nestled on Dansey Avenue, just east of North Road, the subject site finds itself within the City of Coquitlam’s Southwest Coquitlam Area Plan. Boasting a coveted townhouse designation (RT-2), this property holds immense potential with a density allowance of 3.0 floor area ratio. Furthermore, its prime location offers effortless connectivity to various parts of the Lower Mainland, courtesy of its proximity to the prominent transit way, Highway 1.

SITE PLAN

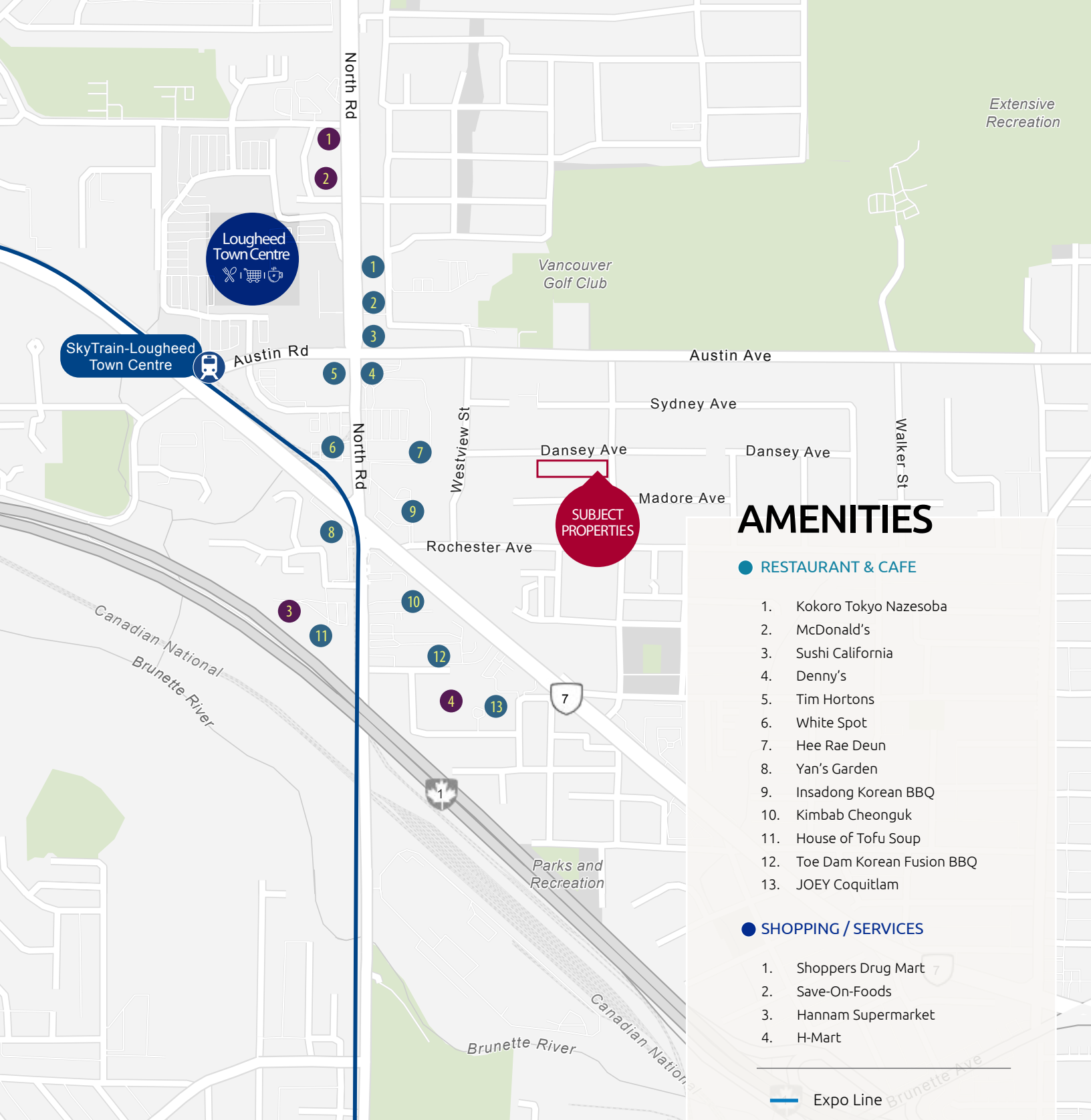




Attachment 3: Bill 47 Transit-Oriented Development Areas
Distances, Transit Stations and Densities by Category

Municipality	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)
Burnaby	Sky Train/ Canada Line (Rapid Transit Stop)	200m or less	Up to 5.0	Up to 20
Delta		200m – 400m	Up to 4.0	Up to 12
Coquitlam				
Langley (City + Township)				
Maple Ridge	Prescribed Bus Exchange or West Coast Express Station	400m – 800m	Up to 3.0	Up to 8
North Vancouver (City + District)		200m or less	Up to 4.0	Up to 12
New Westminster				
Pitt Meadows				
Port Coquitlam				
Port Moody		200m – 400m	Up to 3.0	Up to 8
Richmond				
Surrey				
Vancouver	Prescribed Bus Exchange	200m or less	Up to 3.5	Up to 10
Abbotsford		200m – 400m	Up to 2.5	Up to 6
Chilliwack				
Colwood				
Kamloops				
Kelowna				
Langford				
Mission				
Nanaimo				
Prince George				
Saanich District				
Vernon				
Victoria				
View Royal				
Lantzville	Prescribed Bus Exchange	200m or less	Up to 2.5	Up to 6
Penticton		200m – 400m	Up to 1.5	Up to 4
Whistler				

SUBJECT
PROPERTIES



AMENITIES

● RESTAURANT & CAFE

1. Kokoro Tokyo Nazesoba
2. McDonald's
3. Sushi California
4. Denny's
5. Tim Hortons
6. White Spot
7. Hee Rae Deun
8. Yan's Garden
9. Insadong Korean BBQ
10. Kimbab Cheonguk
11. House of Tofu Soup
12. Toe Dam Korean Fusion BBQ
13. JOEY Coquitlam

● SHOPPING / SERVICES

1. Shoppers Drug Mart
2. Save-On-Foods
3. Hannam Supermarket
4. H-Mart

— Expo Line

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