



Shaughnessy Station Mall

Shaughnessy Street

City of Port Coquitlam

McAllister Avenue

For Sale by Court Order

Mixed Use Development Site

2245 McAllister Avenue, Port Coquitlam BC

Hart Buck

Vice President
+1 604 727 7001
hart.buck@colliers.com
Personal Real Estate Corporation

Jennifer Darling

Senior Associate
+1 604 694 7271
jennifer.darling@colliers.com

The Opportunity

Colliers presents the opportunity to acquire a rezoning approved development site located along McAllister Avenue in the heart of Port Coquitlam. The enacted zoning bylaw permits development of a six storey mixed-use building with retail at grade, 80 residential units, and a maximum Floor Area Ratio of 2.10.

Approved Unit Mix	
1 Bedroom	9
1 Bedroom + den	38
2 Bedroom	14
2 Bedroom + den	14
3 Bedroom	5
Total:	80



Property Highlights



Proposed development includes 80 residential units



19,530 sf commercial space; 5th floor amenity room & attached terrace; 2,500 sf landscaped public plaza & the Donald Street Pathway



Rezoning approved site allows for reduced timeline to development and streamlined entitlement process



Consistent demand for transit oriented units in the Tri-Cities markets



Prime location, in close proximity to parks, schools, and shopping centres

Salient Facts

Civic Address	2245 McAllister Avenue, Port Coquitlam	
PIDs	031-366-708	
Site Size	33,657 SF	
Zoning	CD41 - Comprehensive Development Zone 41	
OCP Designation	Downtown Commercial	
Current Use	Rezoning enacted to support a six-storey mixed-use development with retail at grade and one level of underground parking.	
Gross Taxes (2023)	\$51,914.01	
Assessed Value (2024)	Building	\$3,796,000
	Land	\$11,269,000
	<u>Total</u>	<u>\$15,065,000</u>

Asking Price **\$18,500,000**





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Offering Process

Prospective purchasers are invited to submit offers to purchase the Properties for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia.

Please contact listing agents for further information and to learn more about the offering process.

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