



Tall Tree Place, Coquitlam

POWERED BY STRATA GONE

1174 INLET STREET

StrataGone.com

NEW MASTER PLANNED COMMUNITY

DEVELOPMENT OPPORTUNITY

For further information, please contact:

Shawn Shakibaei

Personal Real Estate Corporation

604-724-9630

ShawnShakibaei@gmail.com



John Panrucker

604-230-7390

Jp.Panrucker@gmail.com



THE OFFERING

On behalf of the owners of the Strata Corporation NWS1982 (collectively the “Vendor”), Sutton Group 1st West (the “Agent”) is pleased to offer for sale 1174 INLET ST, Coquitlam, BC (the “Property”).

Covering an expansive 2 Acre site, existing improvements include 28 stratified Town House units. The site is exceptionally located minutes from Downtown Coquitlam shopping district and Lougheed Hwy, Walking distance to SkyTrain station. Lafarge lake, trails and more. The Property is a trophy redevelopment

opportunity for a Purchaser to construct a high-end, master planned community comprised of multiple building forms.

THE OFFERING PROCESS

The Vendor is a strata corporation. Any offer to purchase all 28 strata lots and common property comprising Strata Plan NWS1982 is subject to the provisions of the Strata Property Act.

All prospective purchasers are reminded that any and all offers will be reviewed by the wind-up Committee on or before October 20th 2021.

SUBMISSION GUIDELINES

The Vendor has adopted an unpriced, modified bid process. Interested parties are invited to submit an offer in the form of a Letter of Intent that addresses the requirements below:

1. Purchase Price and confirmation of the deposit’s payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an “as-is” basis



PROPERTY SUMMARY

Complex name	Tall Tree Place
ADDRESS	1174 INLET ST, Coquitlam
YEAR BUILT	1983
CURRENT IMPROVEMENTS	28 Stratified Units
SITE SIZE & DIMENSIONS	2 Acres (Approx)* 83,000 SF (Approx)*
EXISTING BUILDING AREA	45,000 SF (Approx)*

*All measurements are approx. & Subject to verification by the Purchaser

CURRENT ZONING RM-1

OCP LAND USE DESIGNATION City Centre Area Plan
FSR: Development up to 2.3
Or 2.53 for purpose built rental

LIST PRICE BID PROCESS

LOCATION OVERVIEW

The offering provides an exceptional opportunity to acquire a large-scale trophy redevelopment site, currently improved with a townhouse complex comprising 28 townhouse units constructed in 1983







- The property sits on an expansive 2-acre (Approx) site located just East of Burnaby in a Highly desirable transit-oriented area within Coquitlam City Centre Area Plan

The property is walking distance to Douglas college campus, 2 sky train stations, Lafarge Lake, Coquitlam Center mall and Park and walking and hiking trails. Only 7 KM from Trans Canada highway



OFFICIAL COMMUNITY PLAN

Transit-oriented development (TOD) is a key concept that informs the Vision and policy direction of the Plan. TOD is a pedestrian-friendly, compact mixed-use form of development centered around rapid transit. This type of planning aims to provide a variety of uses, housing types and transportation alternatives to the automobile within walking distance of rapid transit stations.

-  Major destinations and centres are located along direct corridors making them easy to be served efficiently by rapid transit;
-  Walking distance to rapid transit is minimized by a finger-grained Street network
-  Pedestrian-friendly urban design including safe, comfortable and direct walking and cycling connections;
-  Higher residential and employment density;
-  Rich diversity of land uses and housing types; and
-  Transportation Demand Management (TDM) measures that encourage walking, cycling and public transit use.



The Medium Density Apartment Residential designation is intended to support the development of low to medium density attached housing. Building forms will range from 4 to 8 storeys in height depending upon area specific policies.



SURROUNDING PROPERTIRS UNDER REZONING APPLICATION

3100 OZADA AVE,

Project Proposal: to construct a medium density 6-storey apartment with 165 non-market units.

1160 INLET ST

Project Proposal: To Rezone from RM-1 to RM-3 to construct three 6- storey apartment buildings with 288 units.

3190 TAHSIS AVE

Project Proposal: To Rezone from RT-2 to RM-3 to construct four, 6- storey apartment buildings with 605 units.

1175 PIPELINE RD

Project Proposal: to construct a 25 storey apartment with a 6 storey podium and 2 storey townhomes, with 201 residential units.

2929 BARNET HWY

Project proposal: to propose approximately 11 mixed-use towers in phase 1 of coquitlam centre redevelopment.

2960, 2968 CHRISTMAS WAY, 2950 LOUGHEED HWY. 2954, 2965, 2966 PHEASANT STREET

Project Proposal: To create a mixed use development, with 1507 residential units, commercial and office space, a hotel and a conference centre

2800 BARNET HWY

Project Proposal: to construct three, 40 to 44-storey market residential buildings with 1061 units, and one 48-storey building with 300 rental units and 13,548 sqm of commercial space

StrataGone.com

CONTACT



Shawn Shakibaei

Personal Real Estate Corporation

604-724-9630

ShawnShakibaei@gmail.com



John Panrucker

604-230-7390

Jp.Panrucker@gmail.com



Sutton Group 1st West Realty • 118-3030 Lincoln Ave, Coquitlam