



WOOD-FRAME DEVELOPMENT SITE

For Sale

2115-2131 St. Johns Street, Port Moody, BC

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Civic Address

- 1 2115 St. Johns St
- 2 2119 St. Johns St
- 3 2123 St. Johns St
- 4 2127 St. Johns St
- 5 2131 St. Johns St
Port Moody, BC

PID

- 1 011-458-747
- 2 011-458-721
- 3 011-458-704
- 4 011-458-691
- 5 011-458-563

Neighborhood

Port Moody Centre

Zoning

RS1

OCP

Westport; Multi-Family

Lot Size

43,624 sqft.

Total Buildable

122,148 sqft.

Assessment (2025)

\$12,604,000

Asking Price

Contact Agent

Property Details

Iconic Properties Group is pleased to present a prime development opportunity in Port Moody—a **1-acre** (43,624 sq. ft.) **wood-framed development site** consisting of five single-family parcels along St. Johns Street, at the gateway to the city’s Urban Core.

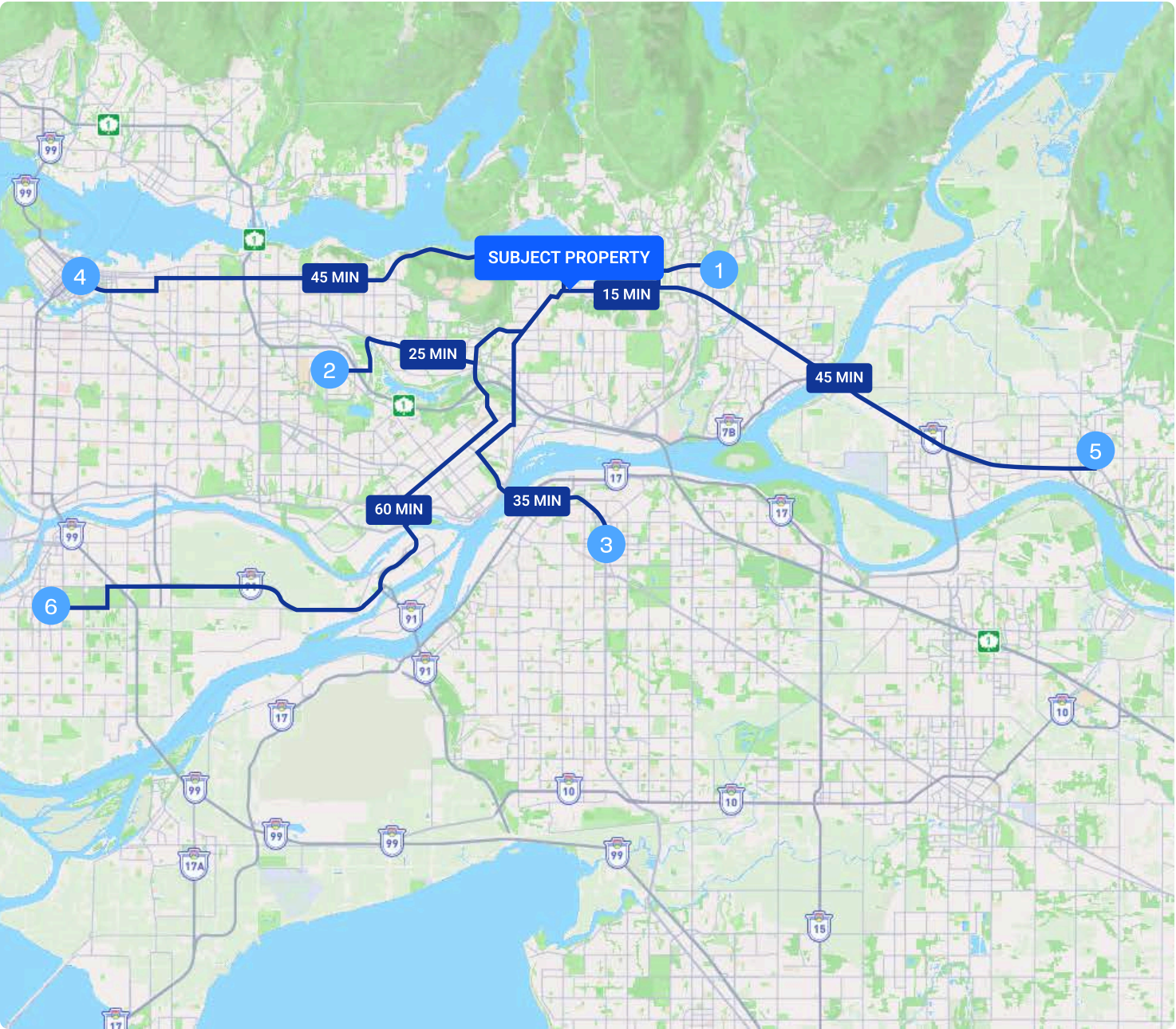
This site is designated **Multifamily Residential** under the City’s Official Community Plan (OCP) and falls within the Westport Local Plan, which currently facilitates mid-rise development with zoning provisions allowing for buildings up to six stories and a floor space ratio (FSR) of 2.8. However, due to its strategic location and proximity to key amenities and transportation routes, the City has identified this site as a key urban anchor and has expressed support for a high-rise development of up to 26-28 stories, as discussed in a recent municipal meeting.

This presents a compelling opportunity for investors and developers seeking to capitalize on Port Moody’s rapid growth and contribute to a dynamic, mixed-use community integrating residential, commercial, and community spaces.

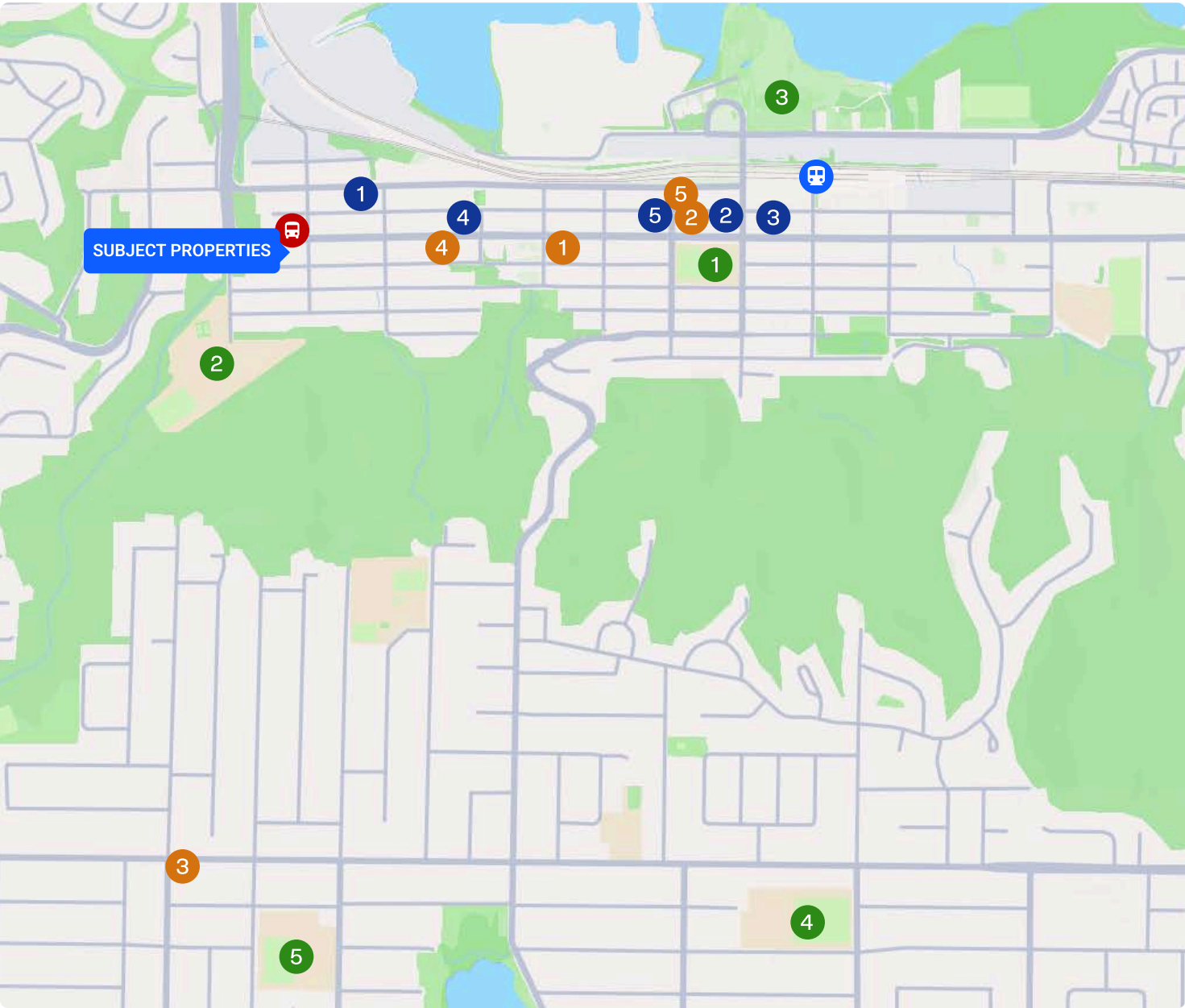


Regional Connectivity

Location	Approximate Driving Time
1 Coquitlam	15 minutes
2 Burnaby	25 minutes
3 Surrey	35 minutes
4 Vancouver	45 minutes
5 Maple Ridge	45 minutes
6 Richmond	60 minutes



Nearby Amenities



Food & Drinks

- 1 Original's Café Mexican
- 2 Taps and Tacos
- 3 Subway
- 4 A&W
- 5 KAFFI Espresso Bar

Retail & Services

- 1 Scotiabank
- 2 TD Canada Trust
- 3 Esso
- 4 Shell
- 5 Chevron
- Bus Stop

Schools & Parks

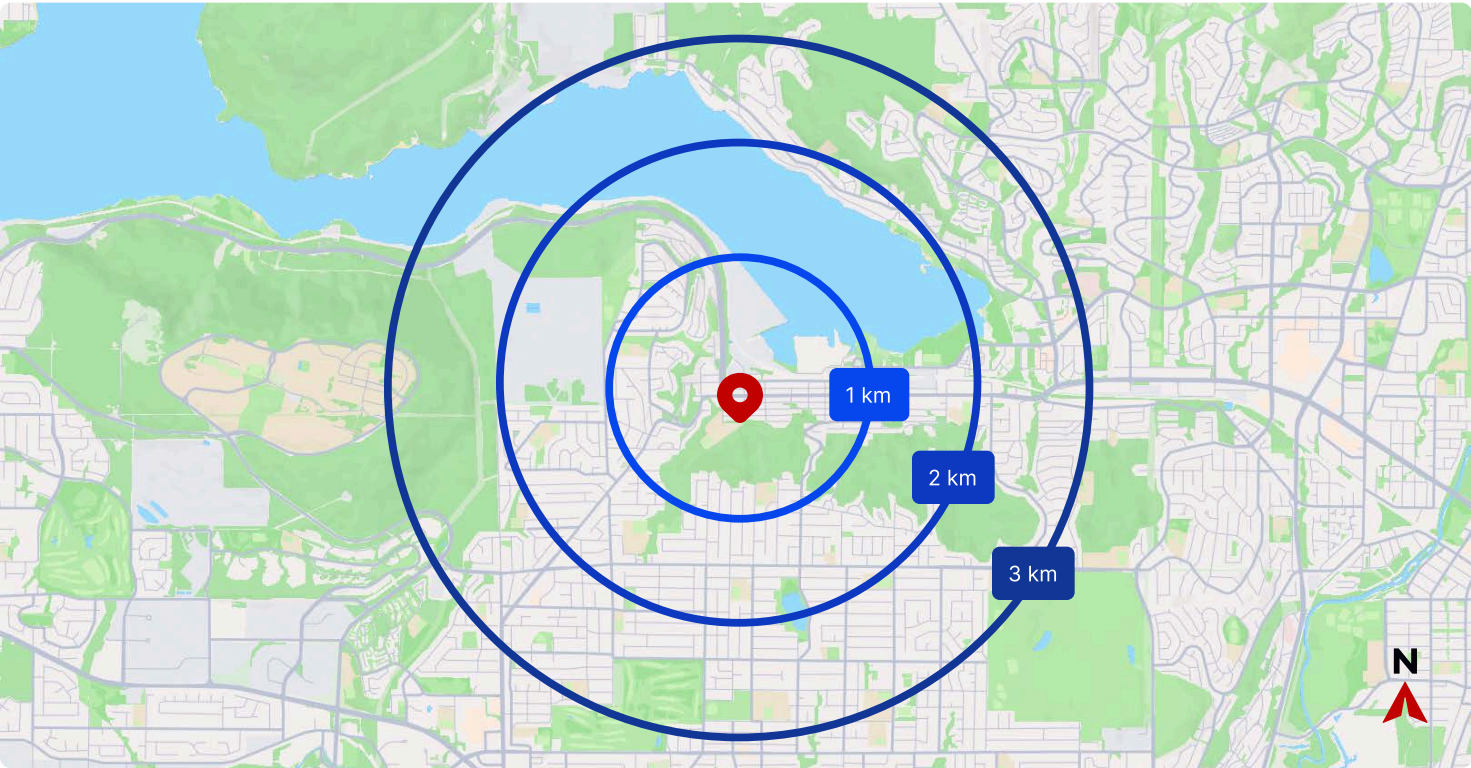
- 1 Moody Elementary
- 2 Port Moody Secondary School
- 3 Rocky Point Park
- 4 Parkland Elementary
- 5 Ecole Porter Street Elemetary
- Moody Centre Station

Demographic

Strategically positioned at the intersection of Barnet Highway and St. Johns Street, this exceptional Port Moody development opportunity offers a gateway into one of Metro Vancouver's most dynamic and rapidly evolving communities. Nestled on the eastern edge of the Burrard Inlet, Port Moody is home to over 35,000 residents and benefits from a broader Tri-Cities population exceeding 250,000. Celebrated for its stunning coastal views, lush parks, and thriving arts scene, the city draws families, professionals, and outdoor enthusiasts seeking the perfect blend of natural beauty and urban convenience.

Anchored by the iconic Rocky Point Park and supported by top-rated schools, modern healthcare facilities, and extensive green spaces, Port Moody continues to experience strong residential growth. Its well-connected transit network—including the Evergreen SkyTrain Line and West Coast Express—provides seamless access throughout Metro Vancouver, while nearby major routes place Downtown Vancouver within a 35-minute drive. With a booming real estate market, ongoing infrastructure investment, and unmatched lifestyle appeal, this property presents a rare opportunity for forward-thinking developers to secure a stake in one of the region's most desirable markets.

	1 km	2 km	3 km
Population (2024)	6,540	26,089	68,101
Population (2029)	6,557	26,496	71,634
Projected Annual Growth (2024-2029)	0.05%	0.31%	1.02%
Median Age (2024)	38.60	39.60	38.4
Average Household Income (2024)	\$143,625	\$145,258	\$136,974
Average Persons Per Household (2024)	3	3	3

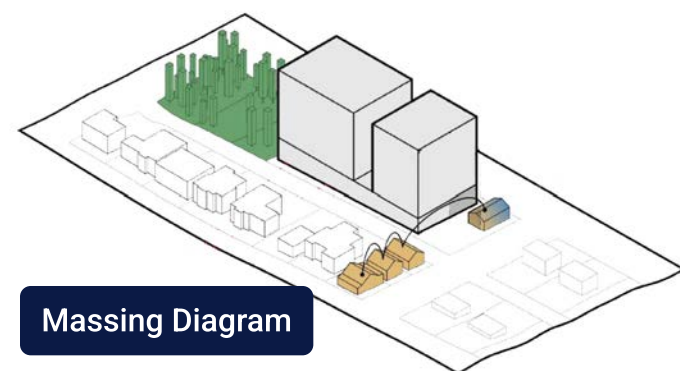


Planning Designations

This prime 1-acre site is designated Multifamily Residential under the City's Official Community Plan (OCP), aligning with Port Moody's vision for sustainable urban expansion. While the Westport Local Plan currently allows for mid-rise development of up to six stories, recent city discussions have indicated strong support for a high-rise, mixed-use project of up to 26-28 stories, positioning this site as a landmark development opportunity at the gateway to downtown.

Situated at the prominent intersection of Barnet Highway & St. Johns Street, this location offers seamless connectivity to major transit routes, top-tier schools, healthcare facilities, and expansive green spaces. The site's central positioning in a rapidly growing urban hub makes it ideal for a vibrant, mixed-use community, where residents can enjoy both convenience and a dynamic lifestyle.

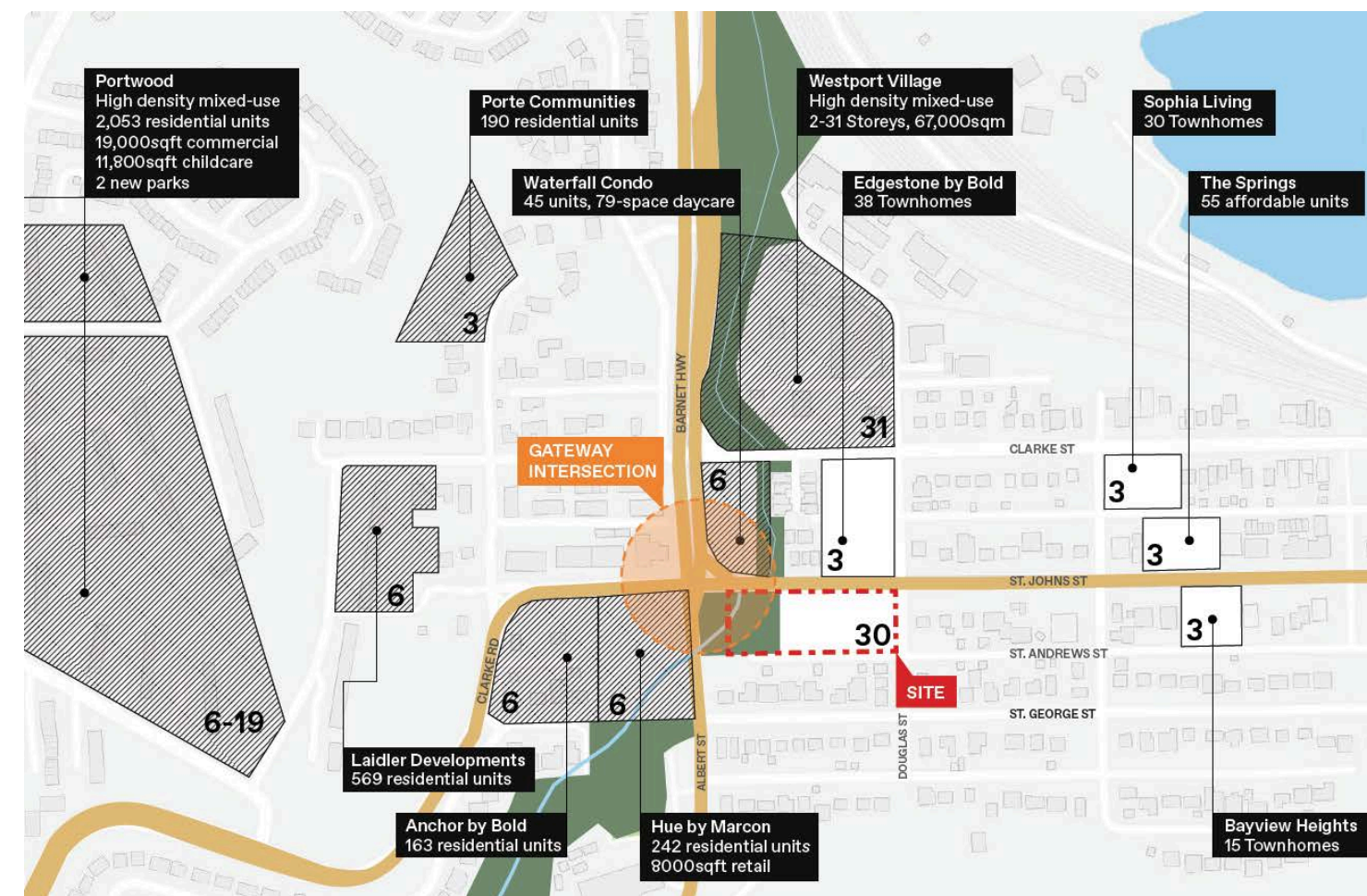
With Port Moody experiencing rapid growth, this site presents a rare opportunity for developers to deliver a high-density residential project that meets the rising demand for rental and strata housing. The potential to incorporate retail, commercial, and community spaces enhances the project's long-term value, creating an integrated, walkable environment that aligns with the city's vision for the future.



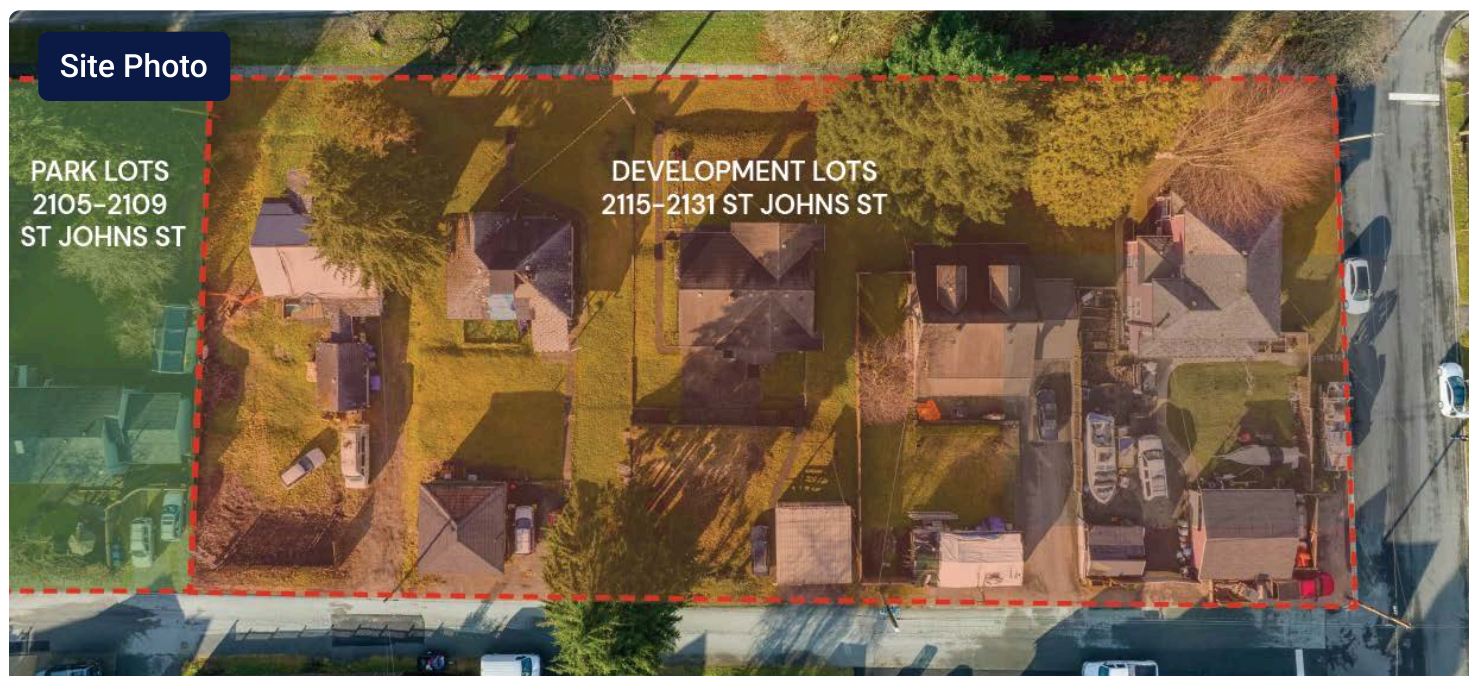
Massing Diagram



Offering Highlights



Site Photo



High-Density Development Potential

Ideal for rental or strata projects

Prime Urban Location

Strategically positioned at the gateway to Port Moody's Urban Core

Significant Growth Potential

City support for up to 28 stories, maximizing development value

Unmatched Convenience

Steps from schools, parks, shopping, and key lifestyle amenities

Excellent Investment Opportunity

Capitalize on Port Moody's rapid expansion and demand



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