



For Sale



3324 Dewdney Trunk Rd Port Moody, BC



For more information, please contact:

Steven Oh PREC* 604.715.8000

REALTOR®

E oh@stevenoh.com



This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

*personal real estate corporation



FOR SALE

3324 Dewdney Trunk Rd, Port Moody, BC

DETAILS:

LOT SIZE: 9,885sf + 10,813sf + 7,325sf + 7,371sf = 39,394sf (when assembled with 3316, 3328, 3330 Dewdney Trunk Rd*)

BUILDING: 1,005sf

ZONING: RS1

OCP: Inlet Centre Station Transit Oriented Development Area

LEGAL: Lot 83 Block SN Plan NWP39793 Section 23 Range 2W Land District 36

PID: 007-529-970

PROPERTY TAX: \$9,487.76 (2022)

TENANCY: 3324 Dewdney Trunk Rd: \$1,900 per month (month to month)
(3316, 3328, 3330 Dewdney Trunk Rd can be assembled)*

PROPERTY DESCRIPTION:

Site is 3 minute walking distance (within 200 meters) from Inlet Centre Skytrain Station of the Evergreen Line.

Within Transit Oriented Development Area. (TOA)

Density under Tier 1 of TOA of Provincial legislation is described as:

- minimum allowable FAR/FSR of 5.0 or less
- minimum allowable height of 20 storeys or less

*Listed by Morgan Dyer Personal Real Estate Corporation and Matt Fawsitt, Colliers International

**Please refer to municipality authorities for all development requirement.

Steven Oh PREC*

email oh@stevenoh.com
office 604.931.5551
direct 604.715.8000





FOR SALE

3324 Dewdney Trunk Rd, Port Moody, BC



Steven Oh PREC*

email oh@stevenoh.com
office 604.931.5551
direct 604.715.8000



This communication is not intended to cause or induce breach of any existing agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, amke this submission to prior sale or lease, change in price pr terms, and withdrawal without notice.
*Personal Real Estate Corporation

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

**List of transit stations around which local governments must designate
TOD areas by June 30, 2024**

140th Street Station
152nd Street Station
160th Street Station
166th Street Station
184th Street Station
190th Street Station
196th Street Station
203rd Street Station
22nd Street Station
29th Avenue Station
Aberdeen Station
Arbutus Station
Bourquin Exchange
Braid Station
Brentwood Town Centre Station
Bridgeport Station
Broadway – City Hall Station
Burquitlam Station
Burrard Station
Capilano University Exchange
Capstan Station
Columbia Station
Colwood Exchange
Commercial – Broadway Station
Coquitlam Central Station
Country Club Exchange
Downtown Chilliwack Exchange
Downtown Exchange
Dunbar Loop Exchange
Edmonds Station
Gateway Station
Gilmore Station
Gondola Exchange
Granville Station
Great Northern Way – Emily Carr Station
Guildford Mall Exchange

Haney Place Exchange
Holdom Station
Hospital Exchange
Inlet Centre Station
Joyce – Collingwood Station
King Edward Station
King George Station
Kootenay Loop Exchange
Lafarge Lake – Douglas Station
Lake City Way Station
Langara – 49th Avenue Station
Langford Exchange
Langley Centre Exchange
Lansdowne Exchange
Lansdowne Station
Legislature Exchange
Lincoln Station
Lonsdale Quay Exchange
Lougheed Town Centre Station
Main Street – Science World Station
Maple Meadows Station
Marine Drive Station
Metrotown Station
Mission City Station
Moody Centre Station
Mount Pleasant Station
Nanaimo Station
New Westminster Station
Newton Exchange
North Shore Exchange
Oak – VGH Station
Oakridge – 41st Avenue Station
Okanagan College Exchange
Olympic Village Station
Orchard Park Exchange
Patterson Station
Peachtree Square Exchange
Penticton Plaza Exchange
Phibbs Exchange

Pitt Meadows Station
Port Coquitlam Station
Port Haney Station
Production Way – University Station
Renfrew Station
Richmond – Brighthouse Station
Royal Oak Exchange
Royal Oak Station
Rupert Station
Rutland Exchange
Sapperton Station
Scott Road Station
Scottsdale Exchange
South Granville Station
Sperling – Burnaby Lake Station
Stadium – Chinatown Station
Surrey Central Station
TRU Exchange
UNBC Exchange
Uptown Exchange
UVic Exchange
Vancouver City Centre Station
VCC – Clark Station
VGH Exchange
Village Green Centre Exchange
VIU Exchange
Waterfront Station
Woodgrove Exchange
Yaletown – Roundhouse Station