



Potential Additions

1902–1960 Highview Place Port Moody, BC

Highlights

This is an opportunity to acquire a 3.35 acre (approx. 145,852 SF) development site just off of Barnett Highway in Port Moody. The property is currently zoned for Multi-Unit Flex Residential (RM3) with a land use designation in the OCP for Multi-Family Residential Density which would support a development up to 6 storeys in height. The property is currently improved with 30 stratified townhouses that is overlooking the mountains and Burrard Inlet. It is located adjacent to the Woodland Park, a short distance from the Moody Centre Station which runs on the Millennium Line.

Rob DesBrisay
Managing Partner
604 691 6602
rob@naicommercial.ca

Conor Finucane*
Senior Associate
604 691 6604
cfinucane@naicommercial.ca
*Personal Real Estate Corporation

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

1902–1960 Highview Place Port Moody, BC

The Offering

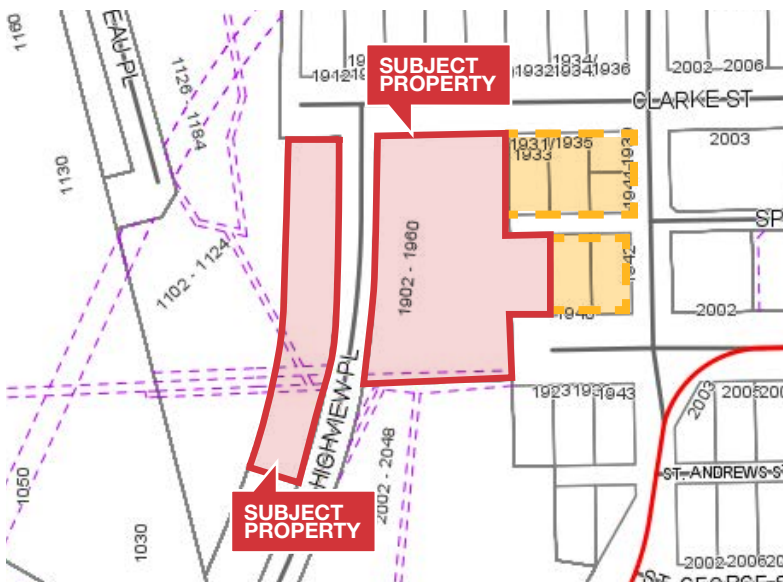
The Vendor is comprised of 30 strata lot owners under strata plan NWS7 who collectively own the 3.35-acres of land. Prospective purchasers will be invited to submit offers to purchase through NAI Commercial for consideration by the Vendor.

The Location

The property is located just off of the Barnett Highway and Clarke Rd directly east of Simon Fraser University on Highview Place and Clarke St. This site is directly adjacent to the [Woodland Park](#), a master-planned community that will encompass over 2,066 homes ranging from townhomes to building from 6 storeys reaching as high as 19 storeys. It will also provide 19,000 SF of retail, 93 childcare spaces, two publicly accessible parks, and active trail, bike paths and a public art walk. It is in close proximity to the Moody Centre Station, Seaview Elementary School and Port Moody Secondary School.

The Site Description

The site is an irregular lot with approximately 122.6 meters fronting Highview Place and 74.3 meters deep (402' x 244'). The site also includes a strip of land across the street on Highview Place which is approximately 175 meters by 25.5 meters (574' x 84'). The site should be separately surveyed and exact dimension confirmed by the Purchaser. There is potential to acquire adjacent lots to expand the site.



Property Details

Address

1902–1960 Highview Place
Port Moody, BC V3H 1N5

Strata Plan

NWS7

Total Site Area

Approximately 3.35 acres

Existing Improvements

30 stacked townhouse units that were constructed in 1969.

Existing Zoning

RM3 - Multi-Unit Flex Residential, with a maximum FAR of 0.75 permitted

OCP Designation

Multi-Family Residential – supports low to medium density attached housing. This ranges from duplexes, townhouses/stacked townhouses to apartment structures that range from 3 to 6 storeys in height depending on area specific policies (taken from Overall Land Use Strategy 4.1.2 in the OCP).

[Link to OCP - Overall Land Use Map](#)

Materials Available

Prospective purchasers will be provided with access to our data room after signing a confidentiality agreement. Available materials include: environmental/geotechnical reports, architectural massing drawings and more.

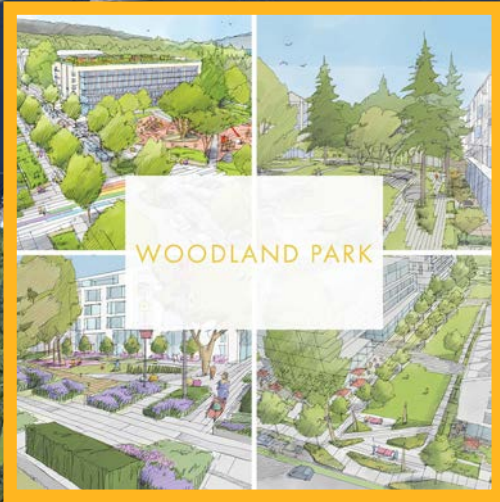
Price

The Vendor has left the price open to offers and prospective purchasers are to submit at what they believe is fair market value for the land.



POTENTIAL VIEWS FROM THE 6TH FLOOR





BURRARD INLET

ROCKY POINT PARK

FUTURE OCEANFRONT DISTRICT



**FUTURE WESTPORT VILLAGE
PROPOSED 32 STOREYS, 418 UNITS**

BREWERY ROW MOODY CENTRE

**PORT MOODY
ARTS CENTRE**

**PORT MOODY
SECONDARY**



**1902-1960
HIGHVIEW PLACE**

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NAI Commercial

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naicommercial.ca