

FOR SALE

**55-UNIT APARTMENT  
PORTFOLIO OFFERING**

Two well-maintained adjacent buildings on a full city block (1.15 acres) within walking distance to rapid transit

# *The Earth* *The Wind*

2048-2060 Manning Avenue,  
Port Coquitlam, BC

**Colliers**

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# The opportunity

2048-2060 Manning Avenue, Port Coquitlam, BC (the "Property") represents an excellent opportunity to acquire two adjacent rental apartment buildings in the growing city of Port Coquitlam.

The Property comprises two three-storey apartment buildings with a total of 55 rental units. It benefits from its prime location, just a short walk from the Port Coquitlam West Coast Express Station, which offers a 30-minute ride to Downtown Vancouver.

The Property is also in close proximity to Shaughnessy Station Mall, as well as a variety of shops, services, and amenities in Downtown Port Coquitlam.

*An exceptional multi-family investment with strong rental demand, lifestyle amenities, and transit connectivity.*

# Investment Highlights



Two adjoining 3-storey multifamily apartment buildings (32 units + 23 units) on a 49,979 SF site, located just outside of Downtown Port Coquitlam.



Stable cash flow with income upside potential compared to CMHC market benchmarks.



Excellent location just steps from Lougheed Highway (Highway 7) with access to R3 Rapid Bus stop and West Coast Express commuter rail linking Mission to Downtown Vancouver.



Updated and well-managed buildings supporting long-term value.



Just 2km from Coquitlam Centre SkyTrain Station and Coquitlam Centre Shopping Mall, offering rapid transit and extensive retail options.



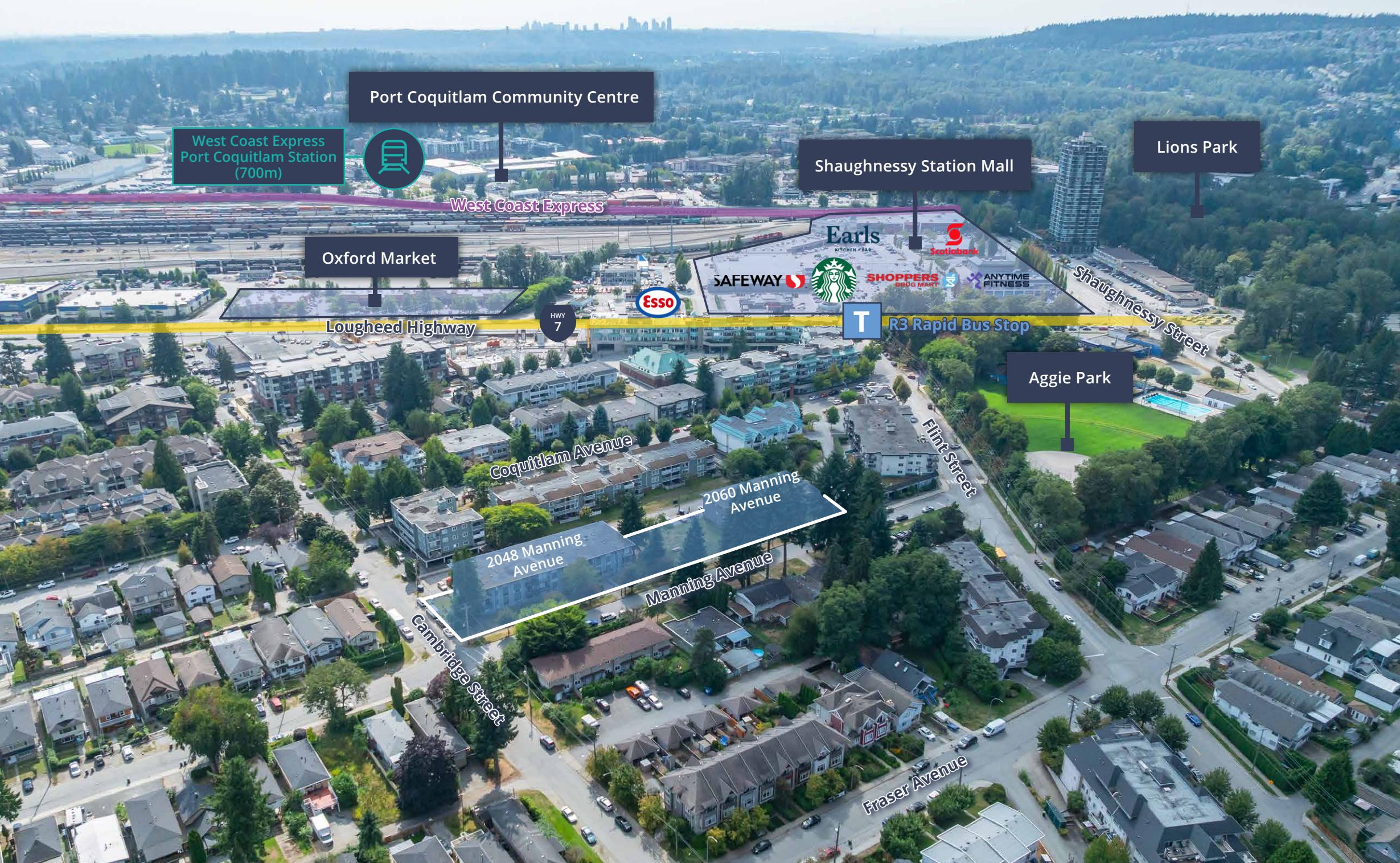
Just a 10-minute walk to Shaughnessy Station retail node with Safeway, Earls Kitchen + Bar, Starbucks, Scotiabank, Vancity and Anytime Fitness.



Close to schools and parks including Central Elementary, Pitt River Middle School, Riverside Secondary School, Aggie Park, Lions Park, and Gates Park, offering excellent family-friendly surroundings.



Low site coverage (33%) provides flexibility for future redevelopment opportunities.



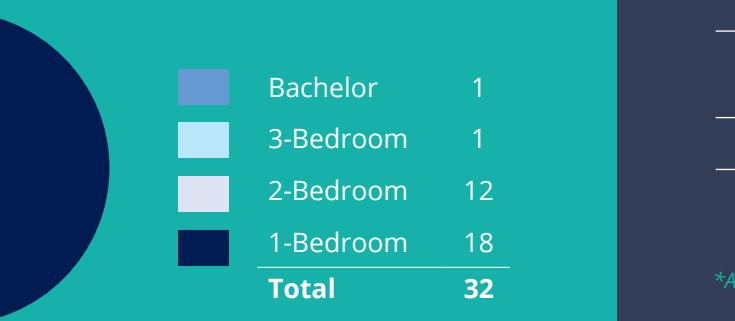
# The Earth

Building Name	The Earth										
Civic Address	2048 Manning Avenue, Port Coquitlam, BC										
Legal Address	PARCEL "A" (REFERENCE PLAN 308) LOT 22 EXCEPT: NORTH 33 FEET, DISTRICT LOT 464 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1317 PID:012-091-251										
Location	The Property is located on the southwest side of Manning and Cambridge Street in the Oxford Heights neighbourhood.										
Year Built	1968										
Improvements	The property is improved with one three-storey apartment building comprising of 32 units.										
Gross Building Area*	28,605 SF										
Unit Mix	<table border="1"> <tr> <td>Bachelor</td> <td>1</td> </tr> <tr> <td>3-Bedroom</td> <td>1</td> </tr> <tr> <td>2-Bedroom</td> <td>12</td> </tr> <tr> <td>1-Bedroom</td> <td>18</td> </tr> <tr> <td><b>Total</b></td> <td><b>32</b></td> </tr> </table>	Bachelor	1	3-Bedroom	1	2-Bedroom	12	1-Bedroom	18	<b>Total</b>	<b>32</b>
Bachelor	1										
3-Bedroom	1										
2-Bedroom	12										
1-Bedroom	18										
<b>Total</b>	<b>32</b>										
Site Area & Dimensions*	33,862 SF										
Zoning	RA1 (Residential Apartment 1)										
Gross Taxes	\$27,035.71										

\*All measurements are estimates and should not be relied upon without independent verification.



## Residential Units Breakdown



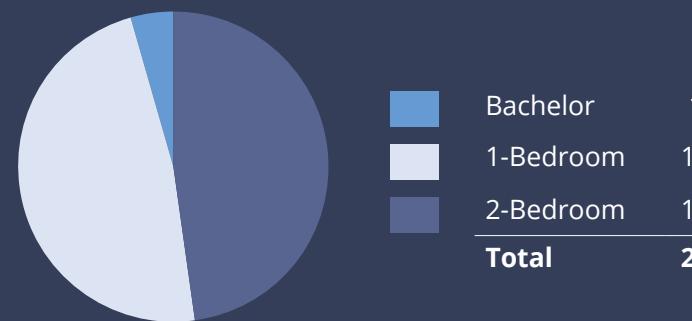
# The Wind

Building Name	The Wind								
Civic Address	2060 Manning Avenue, Port Coquitlam, BC								
Legal Address	LOT 74 DISTRICT LOT 464 GROUP 1 NEW WESTMINSTER DISTRICT. PID: 006-334-181								
Location	The Property is located on the southwest side of Manning and Cambridge Street in the Oxford Heights neighbourhood.								
Year Built	1967								
Improvements	The Property is improved with one three-storey apartment building comprising of 23 units.								
Gross Building Area*	21,000 SF								
Unit Mix	<table border="1"> <tr> <td>Bachelor</td> <td>1</td> </tr> <tr> <td>1-Bedroom</td> <td>11</td> </tr> <tr> <td>2-Bedroom</td> <td>11</td> </tr> <tr> <td><b>Total</b></td> <td><b>23</b></td> </tr> </table>	Bachelor	1	1-Bedroom	11	2-Bedroom	11	<b>Total</b>	<b>23</b>
Bachelor	1								
1-Bedroom	11								
2-Bedroom	11								
<b>Total</b>	<b>23</b>								
Site Area & Dimensions*	16,117 SF								
Zoning	RA1 (Residential Apartment 1)								
Gross Taxes	\$19,098.42								

\*All measurements are estimates and should not be relied upon without independent verification.



## Residential Units Breakdown





# The Earth The Wind

2048-2060 Manning Ave, Port Coquitlam, BC

For more details on this offering,  
please contact the listing brokers.



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