Real Estate Group

www.ldrealty.ca

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FOR SALE
COMMERCIAL BUILDING LOT
2270 LOUGHEDD HIGHWAY PORT COQUITLM BC

OFFERED FOR $1,750,000.00

OPPORTUNITY:

High exposure building lot zoned CC at the main gateway to Port Coquitlam (south side of Lougheed Highway at the intersection of Shaughnessy Street), very high visibility with a daily traffic count in excess of 45,000 vehicles. The lot fronts Lougheed Highway (175' frontage).

Contact listing agent for an information package.

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Land Size:
9,353 SQ/FT, 869 square meters
172 ft. (52.5 m) of Lougheed Highway frontage

Legal Description:
Lot 95, District Lot 464, New West District,
Plan NWP59218, Group 1

Zoning & Official Community Plan (OCP):
Community Commercial (CC) and designated D
Downtown Commercial, redevelopment

Commercial Zone Regulations:
No front setback because Lougheed
Highway is a Port Coquitlam truck route (not a
provincial truck route) adjacent to the subject property

2023 Property Taxes:
$21,208.14

Parking & Access:
12 spots provisioned.
Located behind any commercial development,
there are adequate provisions for 14 parking
spaces, at street level. Individual ingress or egress
by vehicles to all parking spaces at all times by
means of unobstructed maneuvering aisles.
Vehicle access from the south via Lions Way

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BUILDING DEVELOPMENT/ PERMITS EXPLANATION:

Development permit DP000312 was approved September 14th, 2017 for a commercial building at the site and was later amended September 20, 2019 to extend the date of expiry to September 14, 2020. The permit was further amended October 20, 2021 to enable minor changes to the approved building and landscape design and further extend the permit expiry to October 20, 2023. The permit has now expired.

If the owners wish to request a 3rd amendment to extend the date of expiry they will need to submit another development permit amendment application for consideration by the Director of Development Services.

I have attached the DP amendment application form for convenience and the application fee for a minor DP amendment is $200.00.

Please submit a complete DP amendment application form with the application fee and following application checklist items:

- Current title search to confirm ownership
- Letter of authorization if you are to act on behalf of the owners
- Written submission that includes:
  - an explanation of why the development has been delayed, and
  - an expected timeline as to when the development will be substantially under construction.
- Architectural and landscape plans are not required unless you are proposing changes to the building or landscaping.

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST.

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.

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