

**1131 DOMINION AVENUE**  
PORT COQUITLAM, BC

**FOR SALE**  
**RESIDENTIAL DEVELOPMENT LAND**

**IPG**

ICONIC  
PROPERTIES  
GROUP

RE/MAX COMMERCIAL ADVANTAGE





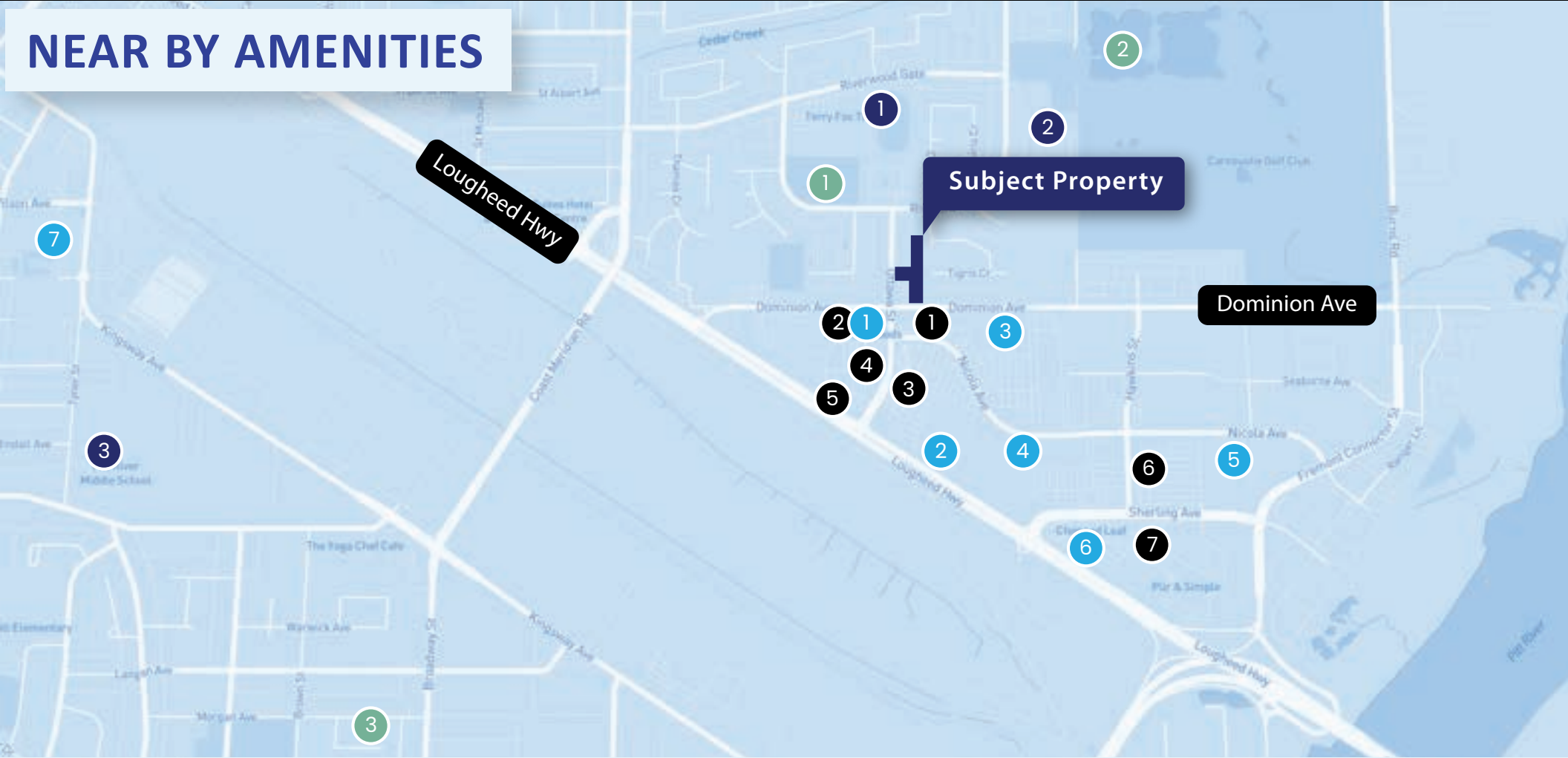
OPPORTUNITY

Iconic property group is pleased to present the opportunity to acquire 1.2 acres of land in the Riverwood area of Port Coquitlam that is ripe for redevelopment. The subject parcel is nestled in between 3 neighbouring properties, together there is potential for an assembly that could result in a total of 4.2 acres of land on the corner of Dominion Ave and Ottawa Street. 1131 Dominion Ave and the 3 surrounding parcels are one of the last area's to be developed in the Riverwood neighborhood, and being directly across from the Dominion Triangle could mean greater development potential.

DETAILS

CIVIC ADDRESS	1131 Dominion Ave, Port Coquitlam, BC
PID	010-605-681
LAND SIZE	1.2 acres
BUILDING SIZE	2,905 sqft
NEIGHBOURHOOD	Riverwood
ZONING	A (Agricultural)
PROPEY TAX (2022)	\$8,955.96
ASSESSMENT (2022)	\$2,459,000

NEAR BY AMENITIES



FOOD & DRINK

- 1 Orange Kitchen + Bar
- 2 Pallas Athena Green Kousina
- 3 McDonalds
- 4 Chipotle
- 5 Boston Pizza
- 6 Starbucks
- 7 Kai Japanese

SHOPS & SERVICES

- 1 Save-On-Foods
- 2 Costco Wholesale
- 3 The Home Depot
- 4 Canadian Tire
- 5 Walmart Supercentre
- 6 Shoppers Drug Mart
- 7 Port Coquitlam Community Centre

PARKS & RECREATION

- 1 Terry Fox Park
- 2 Blakeburn Ponds
- 3 Thompson Park

EDUCATION

- 1 Terry Fox Secondary School
- 2 Blakeburn Elementary
- 3 Ecole Pitt River Middle School





In the **Port Coquitlam Official Community Plan** it states under its 'Policies for Neighbourhoods' to "Consider multiple family residential development in the Dominion Triangle when the proposal is integrated with high employment generating industrial uses and is designed to accommodate changing needs and circumstances". With this considered, it is possible the city would be open to re-zoning the currently Agricultural land, potentially to townhomes or a multi-family development.



43,842  
VEHICLES PER DAY

Along Route 7, East of Ottawa Street, Port Coquitlam

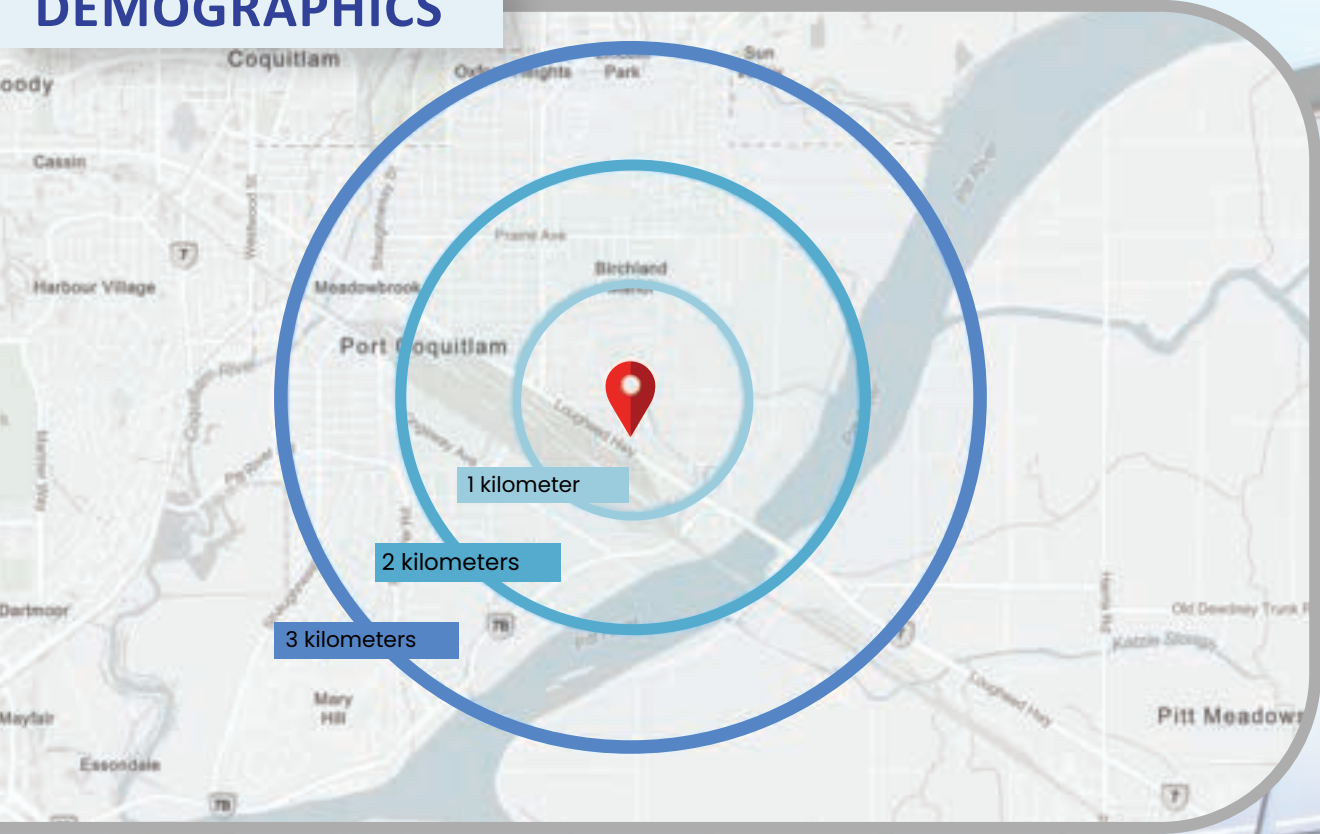
Walk Score  
22

Transit Score  
51

Bike Score  
68

DEMOGRAPHICS

LOCATION



The Dominion Triangle is a mainly commercial and light industrial area that has seen the most new development in Port Coquitlam for the past two decades. The property, being just on the adjacent side of Dominion Ave, makes many shops and services within walking distance, such as the Save-On-Foods, Costco, Canadian Tire and several restaurants or cafes. Additionally, the close proximity to Lougheed Highway allows for quick and easy access to near by cities such as Coquitlam, Port Moody and Burnaby. This area is also offers several bus routes, the 701, 171(R3), and 172, which provide service to Maple Ridge East, Coquitlam Central Station and other parts of Port Coquitlam.

	1 km	2 km	3 km
<b>Population</b> (2021)	6,804	22,614	49,764
<b>Population</b> (2025)	8,659	26,532	55,919
<b>Projected Annual Growth</b> (2021 - 2025)	27.2%	17.3%	12.3%
<b>Median Age</b>	40.2	40.1	40.7
<b>Average Household Income</b>	\$150,896.04	\$127,133.20	\$120,278.12
<b>Average Persons Per Household</b>	3.4	3.1	2.9



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**ICONIC  
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**South Vancouver Office**

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**NOTHING BUT ICONIC**

\*Personal Real Estate Corporation

**RE/MAX COMMERCIAL ADVANTAGE**