



# FOR SALE 1860 - 1870 CHARLES STREET PORT MOODY, BC

±37,232 SF MULTI-FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME



## OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to offer for sale two (2) single family lots totaling ±37,232 sf on Charles Street in Port Moody, BC (“The Property”). Based on the area development guidelines, the Property presents an opportunity to build a Multi-Family development in Port Moody’s vibrant commercial district.



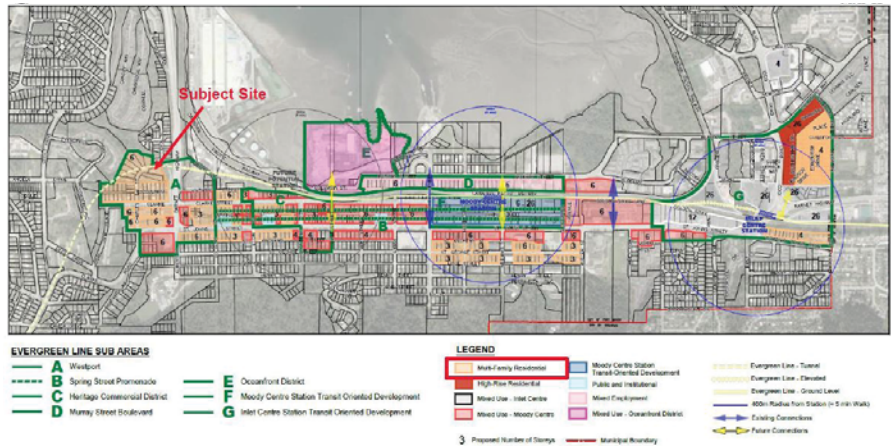
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### LOCATION

With the introduction of the Evergreen Extension, there has been strong emphasis on transit-oriented development - urban development growth areas around transit nodes- occurring around Port Moody's two skytrain stations: Moody Centre and Inlet Centre.

The Properties are in a convenient location to nearby amenities such as the Moody Centre skytrain station, Rocky Point Park, and the Port Moody Arts Centre. The immediate area is comprised of thriving local businesses including the array of breweries and restaurants along Murray Street attracting local and regional tourism. Significant emphasis is placed around Moody Centre and Inlet Centre Stations as they act as significant connector hubs within Translink's rapid transit network.



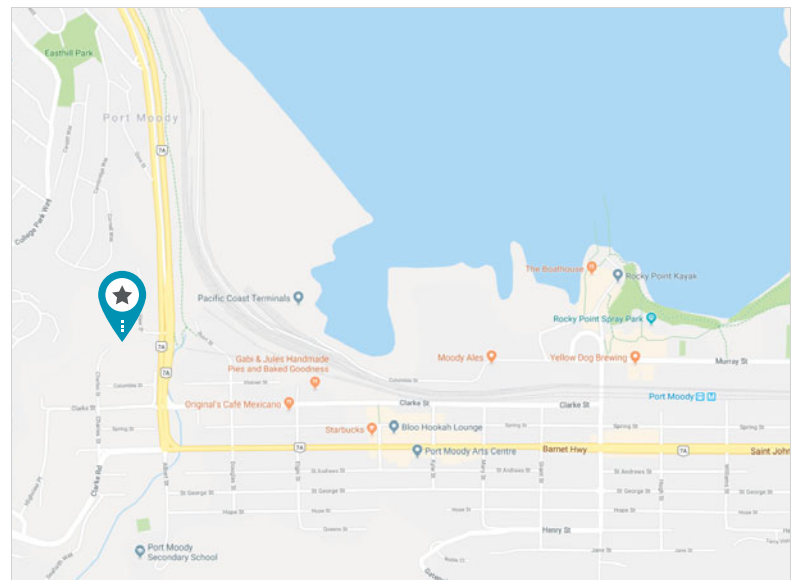
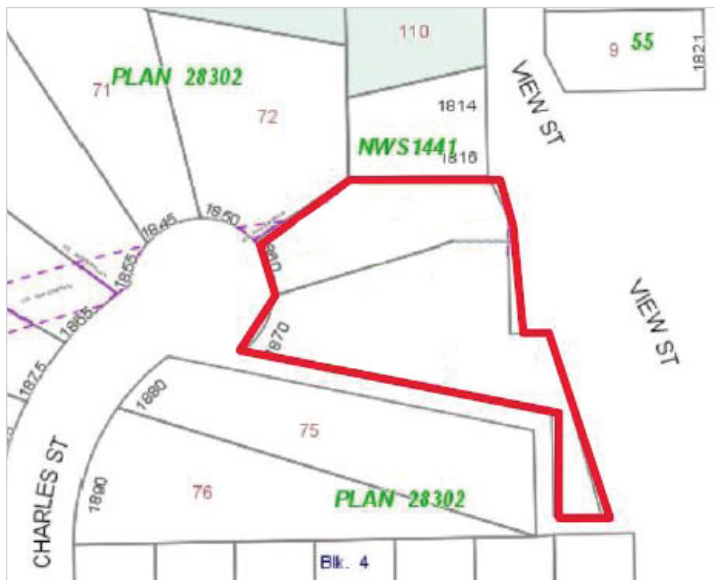
### SALIENT DETAILS

**±37,232 TOTAL SITE AREA**

<b>ADDRESS</b>	1860 Charles Street, Port Moody	1870 Charles Street, Port Moody
<b>LEGAL DESCRIPTION</b>	Lot 73, Except: Part Dedicated Road on Plan LMP37265, District Lot 202, New Westminster District Plan 28302 PID: 008-981-671	Lot A, District Lot 202, Group 1 New Westminster District Plan EPP85516 PID: 030-552-192
<b>SITE DIMENSIONS</b>	12,195 sf	25,037 sf
<b>ASSESSED VALUE (2021)</b>	\$1,524,000	\$3,139,000
<b>TAXES (2021)</b>	\$6,482.69	\$13,543.42
<b>ZONING DESIGNATION</b>	RS1	RS1
<b>OCF</b>	Multi Family Residential	Multi Family Residential
<b>COMMENTS</b>	Both properties are currently rented out on a short-term basis.	

### ASKING PRICE

**\$6,510,000**



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