

FOR SALE | INDUSTRIAL LAND
590 DOMINION AVENUE
PORT COQUITLAM, BC



- **Last Available Development Site in Dominion Triangle**
- **Over 360' Frontage to Three Main Thoroughfares**

Opportunity

To purchase an industrial development site partially filled in the heart of Port Coquitlam. This property is arguably the last available development site in the prominent Dominion Triangle area. Successful area projects include Rivers Edge Business Park (Conwest), Riverwood Business Park (Circadian), Freemont Indigo (Mosaic), and Freemont Village (Onni).

Highlights

- Extensive amount of fill on-site
- Efficient shape for development
- Services nearby
- Ample exposure along Dominion Avenue and Fremont Street

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Zoning

- ▶ Currently zoned Agricultural (A) (**not in the ALR**)
- ▶ Designated Light Industrial (IL) in the Official Community Plan (OCP)
- ▶ Potential rezoning option is M3 Light Industrial
- ▶ Contact agents for detailed zoning information

Legal Description

LOT 3, BLOCK 6N, PLAN NWP40286, SECTION 9, RANGE 1E, NEW WESTMINSTER LAND DISTRICT; PID 005-024-706

Gross Site Size/Dimensions*

- ▶ 5.0 acres or 217,764 SF or 20,231 SM
- ▶ 360' wide x 602' deep

**All values/figures are approximate*

BC Hydro Right of Way

An overhead BC Hydro line right of way encumbers a portion of the property. It does not restrict the ability to utilize the encumbered lands for vehicle use, specifically drive aisles and parking. The net developable site is approximately 2.58 acres.

Vendor Take-Back Mortgage

Vendor will consider a take-back mortgage equal to 50% of the purchase price for a term of two (2) years. Contact brokers for details.

Development Requirements

Available for qualified parties. Contact agents for details.

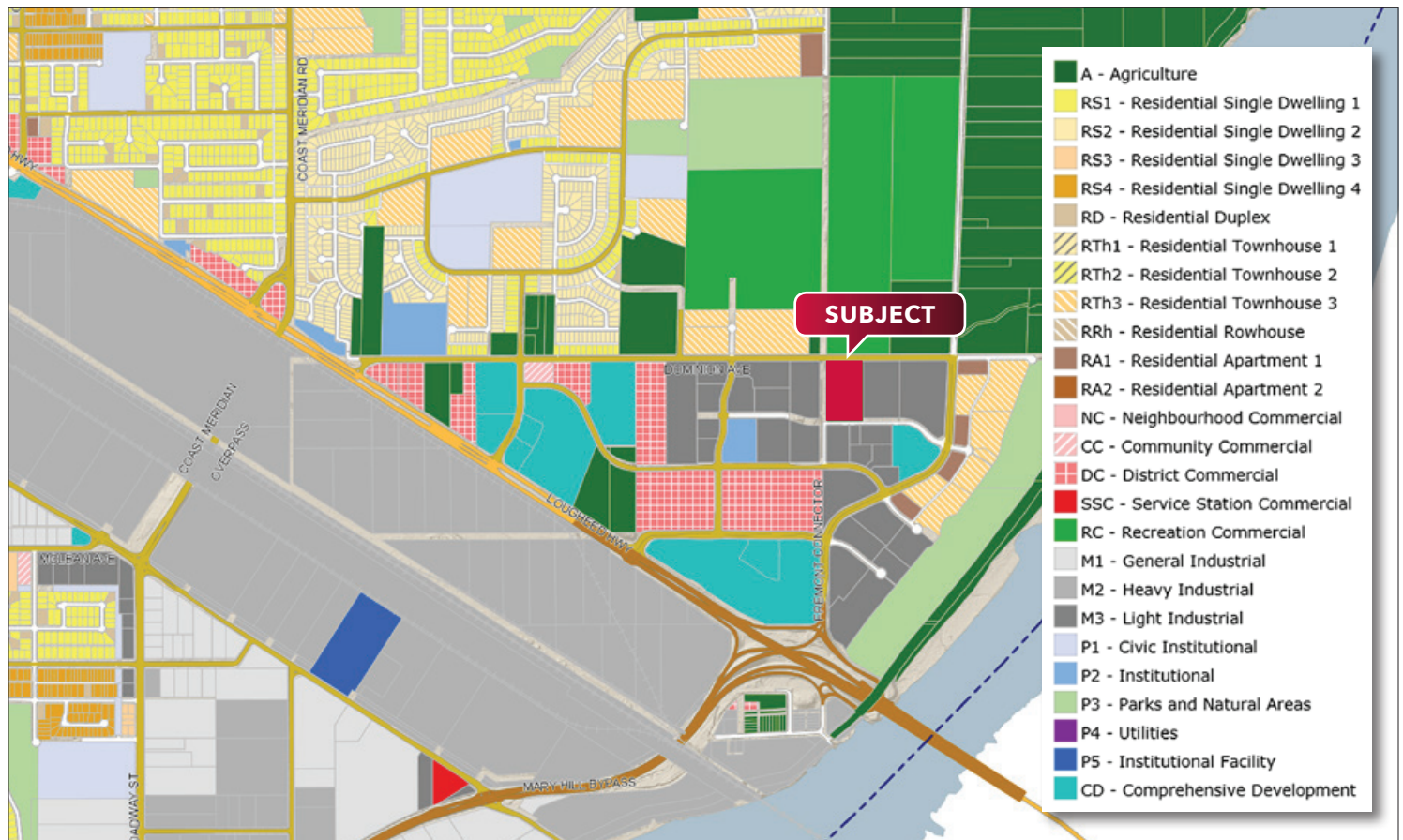
Property Taxes (2019)

\$5,557.39*

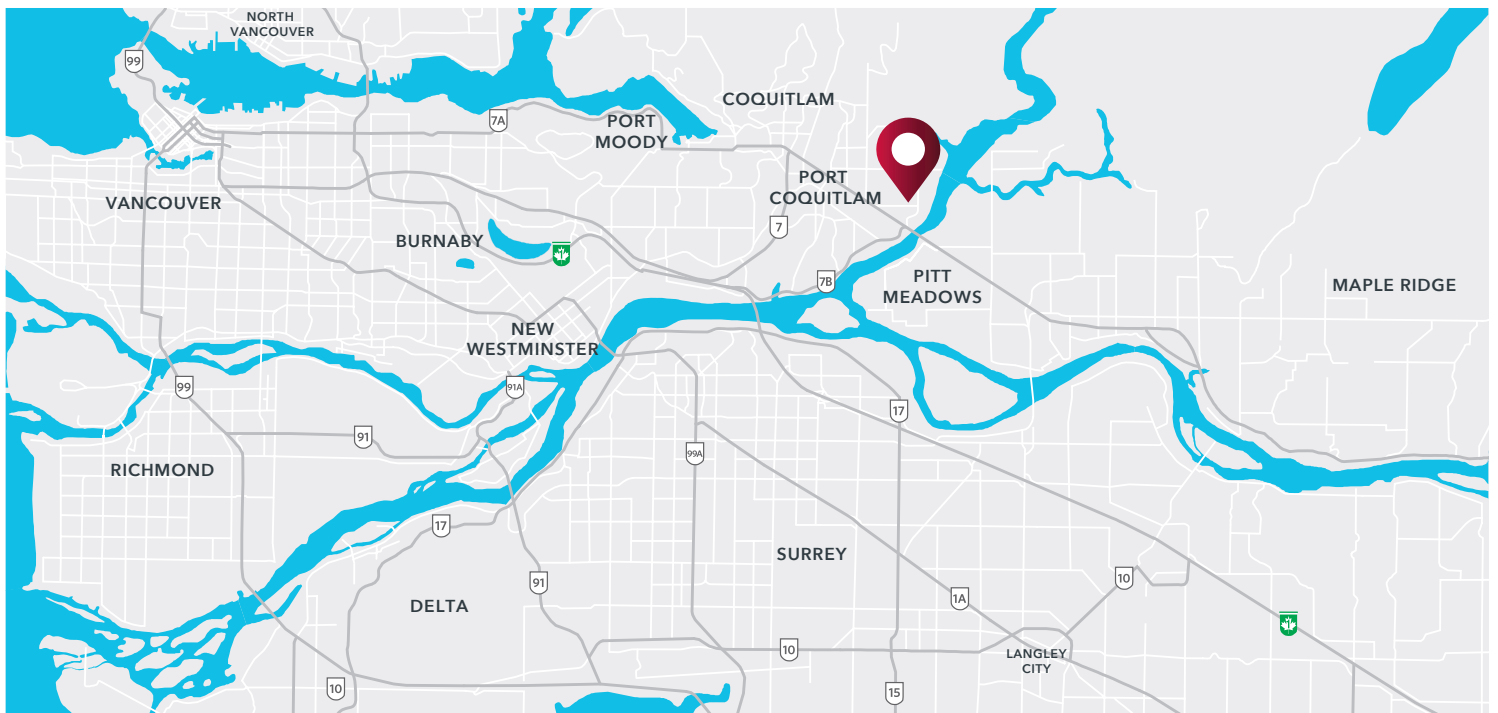
**Property taxes based on agricultural*

Asking Price

Contact Agents



Site Aerial & Metro Vancouver Map





The property is located in the Dominion Triangle area of Port Coquitlam. The Triangle is located in the northeastern quadrant of the city, north of Lougheed Highway, south of Dominion Avenue, and west of the Pitt River. The area has developed into a vibrant mix of retail, light industrial, and residential uses. Businesses in the area include Walmart, Home Depot, Canadian Tire, Shoppers Drug Mart, Mark's Work Warehouse, Starbucks, CIBC, RBC, Costco and McDonald's.

The Tri-cities (Port Coquitlam, Coquitlam and Port Moody) is one of the Lower Mainland's fastest growing regions with a combined population of 280,000 that is projected to reach 370,000 with the next three to four years.

Port Coquitlam is a community of more than 57,000 people. It is centrally located within the Lower Mainland with easy access to Vancouver, transit, and commuter rail links. The city offers a wide range of housing choices, quality schools, health care facilities, shopping, recreation, and art facilities. Residents have access to more than 266 hectares of park land and an extensive system of outdoor trails for cycling, hiking, and walks.

| LOCATION | DRIVE TIME | DISTANCE |
|----------------------------------|------------|----------|
| Highway 1 (Trans-Canada) | 9 mins. | 9.5 km |
| CP Intermodal Yard | 6 mins. | 3.9 km |
| Deltaport | 45 mins. | 52.6 km |
| Vancouver International Airport | 40 mins. | 43.7 km |
| Abbotsford International Airport | 35 mins. | 42.5 km |
| US Border (Peace Arch) | 35 mins. | 39.0 km |
| Highway 99 | 35 mins. | 36.6 km |
| Downtown Vancouver | 30 mins. | 34.2 km |
| CN Rail Main Yard | 30 mins. | 31.9 km |
| Fraser Surrey Docks | 28 mins. | 24.0 km |
| Highway 10 | 24 mins. | 25.5 km |
| Seaspan Ferry Terminal | 24 mins. | 21.9 km |
| Highway 15 (Pacific Hwy) | 18 mins. | 18.8 km |

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