

FOR SALE | Price Reduced

Colliers

The Wind

The Earth

The Earth
The Wind

55-Unit Apartment Portfolio Offering

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

2048-2060 Manning Ave, Port Coquitlam, BC

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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 on a large 1.15-acre site. 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.

Owned and managed by the same family for more than 45 years, pride of ownerships shows, with recent capital improvements such as new high efficiency boilers (2025) and new roofs (2026).

Combined Net Operating Income is \$615,373 as of May 2026.

Priced at \$13,950,000

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. Combined **Stabilized NOI of \$615,373 as of May 2026.**



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.



Substantial capital improvements including brand new roofs and high efficiency boilers at a cost of close to \$500,000.



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



Approximately 10,000 sq. ft. infill lot that separates buildings offers rare and unique opportunity.



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.

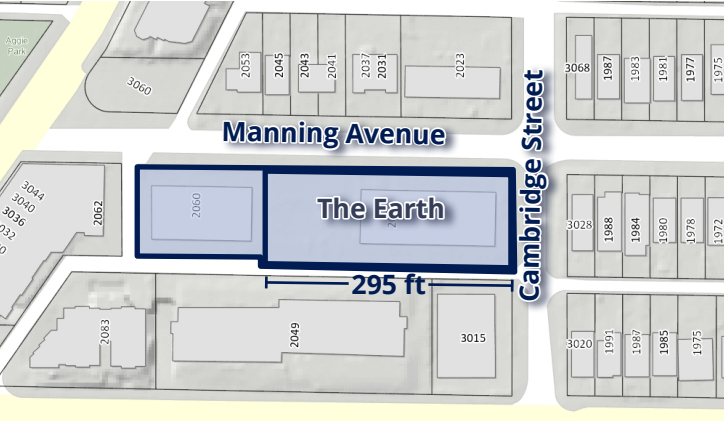


The Earth

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	Bachelor	1	
	3-Bedroom	1	
	2-Bedroom	12	
	1-Bedroom	18	
	Total	32*	
Site Area & Dimensions*	33,862 SF (295 ft x 118 ft)		
Zoning	RA1 (Residential Apartment 1) Development Potential - The property is underdeveloped and offers opportunity for a new owner to explore development of excess land in between the buildings.		
Gross Taxes	\$27,036		
Gross Revenue (2026)	\$528,373		
Net Income (2026)	\$350,519		

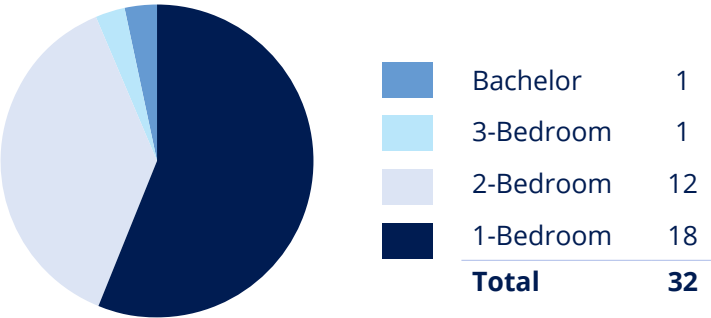
All measurements are estimates and should not be relied upon without independent verification.

* One unit is unauthorized.



GIS Map

Residential Units Breakdown

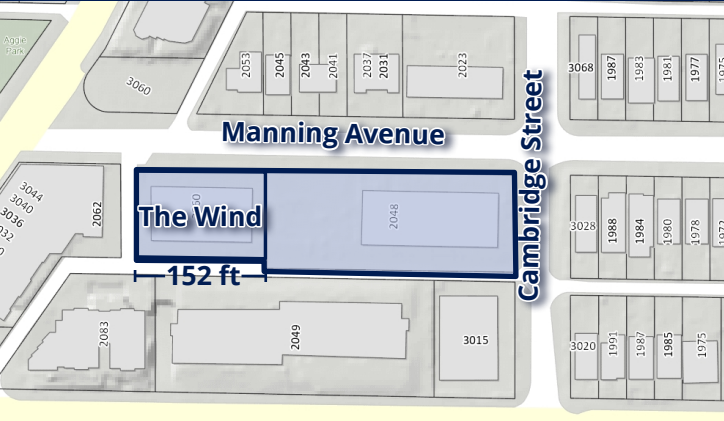


The Wind

Building Name	The Wind		
Civic Address	2060 Manning Avenue, Port Coquitlam, BC		
Legal Address	LOT 74 DISTRICT LOT 464 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 42144. 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	Bachelor	1	
	1-Bedroom	11	
	2-Bedroom	11	
	Total	23*	
Site Area & Dimensions*	16,117 SF (152 ft x 106 ft)		
Zoning	RA1 (Residential Apartment 1)		
Gross Taxes	\$19,098		
Gross Revenue (2026)	\$374,361		
Net Income (2026)	\$264,854		

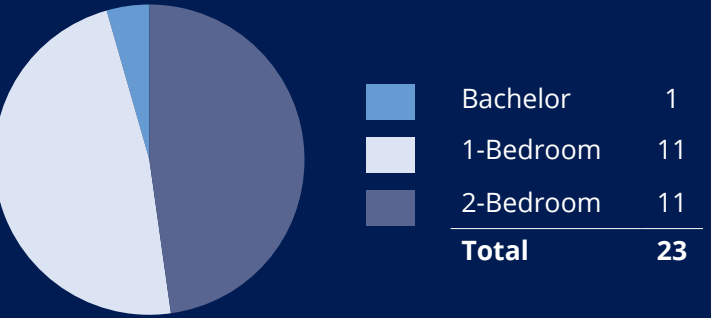
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GIS Map

Residential Units Breakdown





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



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