



Tall Tree Place, Coquitlam

POWERED BY STRATA GONE

All Under Development

1174 Inlet St



StrataGone.com

NEW MASTER PLANNED COMMUNITY

DEVELOPMENT OPPORTUNITY

For further information, please contact:

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THE OFFERING

On behalf of the owners of the Strata Corporation NWS1982 (collectively the “Vendor”), Sutton Group 1st West (the “Agent”) is pleased to offer for sale 1174 INLET ST, Coquitlam, BC (the “Property”).

Covering an expansive 2 Acre site, existing improvements include 28 stratified Town House units. The site is exceptionally located minutes from Downtown Coquitlam shopping district and Lougheed Hwy, Walking distance to SkyTrain station. Lafarge lake, trails and more. The Property is a trophy redevelopment

opportunity for a Purchaser to construct a high-end, master planned community comprised of multiple building forms.

The Vendor is a strata corporation. Any offer to purchase all 28 strata lots and common property comprising Strata Plan NWS1982 is subject to the provisions of the Strata Property Act.

All prospective purchasers are reminded that any and all offers will be reviewed as recieved.

SUBMISSION GUIDELINES

Asking price : \$ 28,500,000.00 Interested parties are invited to submit an offer in the form of a Letter of Intent that addresses the requirements below:

1. Purchase Price and confirmation of the deposit’s payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an “as-is” basis

PROPERTY SUMMARY

Complex name	Tall Tree Place
ADDRESS	1174 INLET ST, Coquitlam
YEAR BUILT	1983
CURRENT IMPROVEMENTS	28 Stratified Units
SITE SIZE & DIMENSIONS	2 Acres (Approx)* 83,000 SF (Approx)*
EXISTING BUILDING AREA	45,000 SF (Approx)*

*All measurements are approx. & Subject to verification by the Purchaser

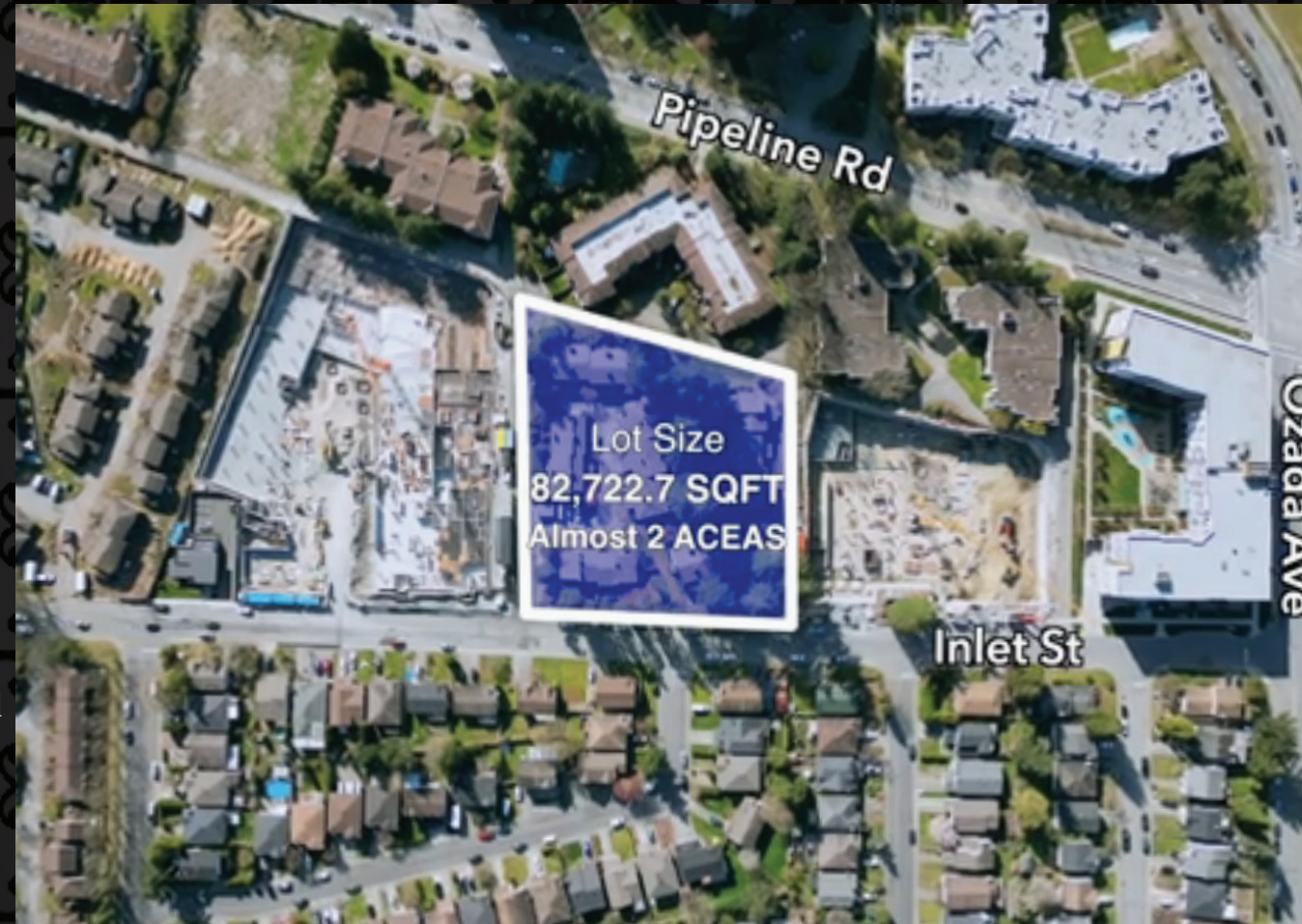
CURRENT ZONING	RM-1
OCP LAND USE DESIGNATION	City Centre Area Plan FSR: Development up to 2.3 Or 2.53 for purpose built rental
LIST PRICE	\$ 28,500,000.00

LOCATION OVERVIEW

The offering provides an exceptional opportunity to acquire a large-scale trophy redevelopment site, currently improved with a townhouse complex comprising 28 townhouse units constructed in 1983

- The property sits on an expansive 2-acre (Approx) site located just East of Burnaby in a Highly desirable transit-oriented area within Coquitlam City Centre Area Plan

The property is walking distance to Douglas college campus, 2 sky train stations, Lafarge Lake, Coquitlam Center mall and Park and walking and hiking trails. Only 7 KM from Trans Canada highway



Potential annual income:

CURRENT 28 Stratified Units

UUNIT MIX: Average size 1,600 Sq. Ft.

4-bedroom and 3-bedroom / 3 bathrooms

Gross Income

28*\$3000.00 = \$840,000.00

Less

Insurance:\$62,550

Property Taxes: \$81,200

Maintenance: \$65,000







(based on 2026 Budget)

Potential NOI: \$631,000.00



OFFICIAL COMMUNITY PLAN

Transit-oriented development (TOD) is a key concept that informs the Vision and policy direction of the Plan. TOD is a pedestrian-friendly, compact mixed-use form of development centered around rapid transit. This type of planning aims to provide a variety of uses, housing types and transportation alternatives to the automobile within walking distance of rapid transit stations.

-  Major destinations and centres are located along direct corridors making them easy to be served efficiently by rapid transit;
-  Walking distance to rapid transit is minimized by a finger-grained Street network
-  Pedestrian-friendly urban design including safe, comfortable and direct walking and cycling connections;
-  Higher residential and employment density;
-  Rich diversity of land uses and housing types; and
-  Transportation Demand Management (TDM) measures that encourage walking, cycling and public transit use.



The Medium Density Apartment Residential designation is intended to support the development of low to medium density attached housing. Building forms will range up to 8 storeys in height depending upon design.



Surrounding sites under Development

All Under Development

1174 Inlet St



3100 OZADA AVE,
Medium density 6-storey apartment with 164 non-market rental dwelling units.

1184 Inlet St
six-storey market rental apartment building with 194 units.
Anthem Properties

1160 Inlet St
6-storey apartment buildings on a shared parkade with a total of 284 units.
Polygon Development

3190 Tahsis Ave
Pre-Application: four, 6- storey apartment buildings with 605 units.
Mosaic Homes Lands Ltd

1175 Pipeline Rd
one building containing 136 market residential units and 60 rental units.
Ledingham McAllister

1144 Inlet St
five 6-storey apartment buildings with 474 affordable rental units across two phases.
Metro Vancouver Housing Corporation

1145 Inlet St
Master Development Plan for a multi-phased project that consists of nine phases. To construct one 29-storey tower and eight 6- and 7-storey buildings.
Ledingham McAllister

3022 Glen Drive
3 towers with 793 residential units and commercial space.
Onni Group

StrataGone.com

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