

# SOLD

## 1029 - 1031 RIDGEWAY AVENUE

### EXCEPTIONAL AUSTIN HEIGHTS DEVELOPMENT OPPORTUNITY



\*Above is a draft massing study on the build form of a potential project. Buyers to verify development potential with the city of Coquitlam

**ROBERT THAM**

robert@corbelcommercial.com  
604.609.0882 x 223

**MARC SAUL\***

604.609.0882 x 222  
marc@corbelcommercial.com

\*Personal Real Estate Corporation



**CORBEL COMMERCIAL REAL ESTATE SERVICES**

632 Citadel Parade, Vancouver, BC, V6B 1X3  
T:604.609.0882 www.corbelcommercial.com F:604.609.0886

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

# SOLD

## 1029 - 1031 RIDGEWAY AVENUE

### EXCEPTIONAL AUSTIN HEIGHTS DEVELOPMENT OPPORTUNITY



#### LOCATION

This prominent corner site is situated in the heart of the Austin Heights Neighborhood Centre, a distinctive community-based shopping destination in the City of Coquitlam. The site is located directly across from Safeway, with other notable tenants in the area including Rona, CIBC, TD, and numerous other national and local retailers. The site is one block north of Austin Avenue, the primary arterial route running east-west through the city. With a newly adopted neighborhood plan encouraging new development, the location is strategically located in a neighborhood poised for significant development and growth.

#### DEVELOPMENT OPPORTUNITY

A progressive neighborhood community plan has been adopted effective July 31st, 2017, which welcomes and encourages innovative land development. The community plan allows for the following in relation to the subject site:

- A maximum building height of 25 storeys
- Base density of 2.5 with 0.5 FAR incremental steps up to a maximum density of 4.0 FAR, for a total buildable area of approximately 74,400 sf
- Potential exemption for additional purpose-built rental floor space from the maximum density allowances, up to an additional 1.0 FAR
- Total potential for a maximum 5.0 FAR equalling up to 93,000 sf of total buildable floor space

#### IMPROVEMENTS

The site is improved with a single-storey, concrete block commercial building with approximately 6,044 sf of rentable area. The building is predominantly open warehouse with a few demised offices and a retail area. There are 18 onsite parking stalls, with potential for additional parking.

#### SITE SIZE

18,600 sf (approximate, as per BC Assessment) with approximately 155 feet of frontage along Ridgeway Avenue and approximately 120 feet of frontage along Nelson Avenue.

#### LEGAL DESCRIPTION

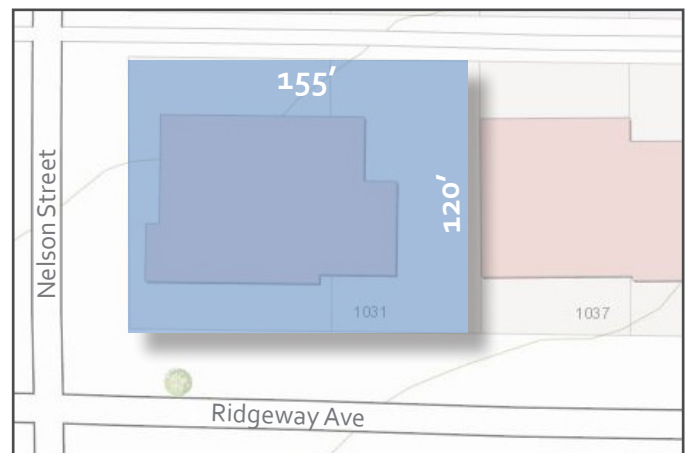
PL VAP355 LT 15 & 16 BLK 14 DL 182 LD 36

#### PID

012-298-247, 012-298-263

#### SALE PRICE

Please contact Listing Agent



632 CITADEL PARADE, VANCOUVER, BC, V6B 1X3  
T:604.609.0882 F:604.609.0886  
www.corbelcommercial.com

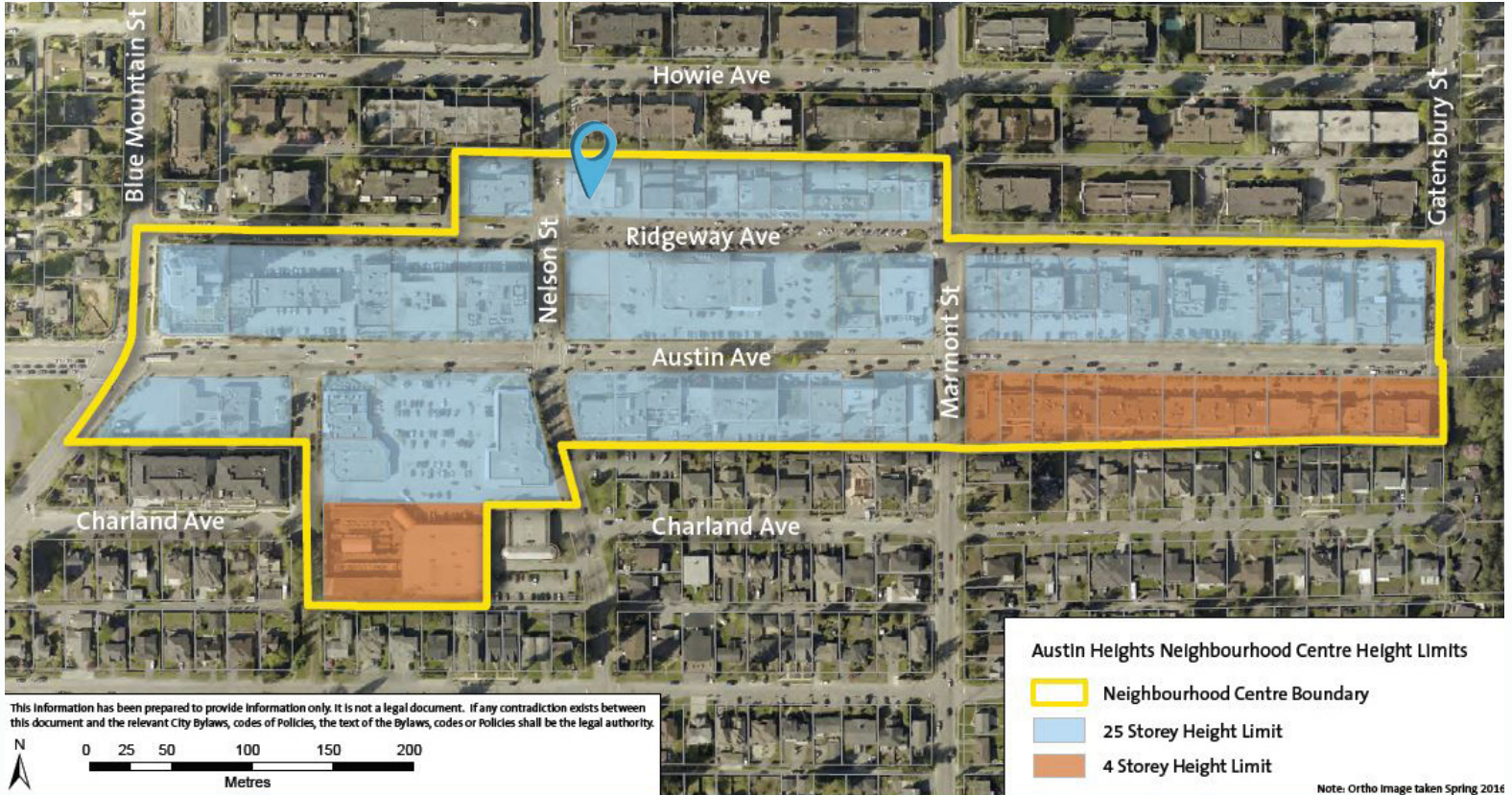
# SOLD

## 1029 - 1031 RIDGEWAY AVENUE

### EXCEPTIONAL AUSTIN HEIGHTS DEVELOPMENT OPPORTUNITY



AUSTIN HEIGHTS NEIGHBOURHOOD CENTRE  
DENSITY AND HEIGHT REVIEW



\*Courtesy of the City of Coquitlam Planning and Development Department - [coquitlam.ca/AHDR](http://coquitlam.ca/AHDR)

 **corbel**  
COMMERCIAL REAL ESTATE SERVICES  
632 CITADEL PARADE, VANCOUVER, BC, V6B 1X3  
T:604.609.0882 F:604.609.0886  
[www.corbelcommercial.com](http://www.corbelcommercial.com)

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

# SOLD

## 1029 - 1031 RIDGEWAY AVENUE

### EXCEPTIONAL AUSTIN HEIGHTS DEVELOPMENT OPPORTUNITY



#### RIDGEWAY WALK VISION



\*Courtesy of the City of Coquitlam - Coquitlam Citywide Official Community Plan - Area and Neighbourhood Plans  
Original Adoption April 4, 2011 - Bylaw No. 4196,2011

 **corbel**  
COMMERCIAL REAL ESTATE SERVICES  
632 CITADEL PARADE, VANCOUVER, BC, V6B 1X3  
T:604.609.0882 F:604.609.0886  
[www.corbelcommercial.com](http://www.corbelcommercial.com)

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

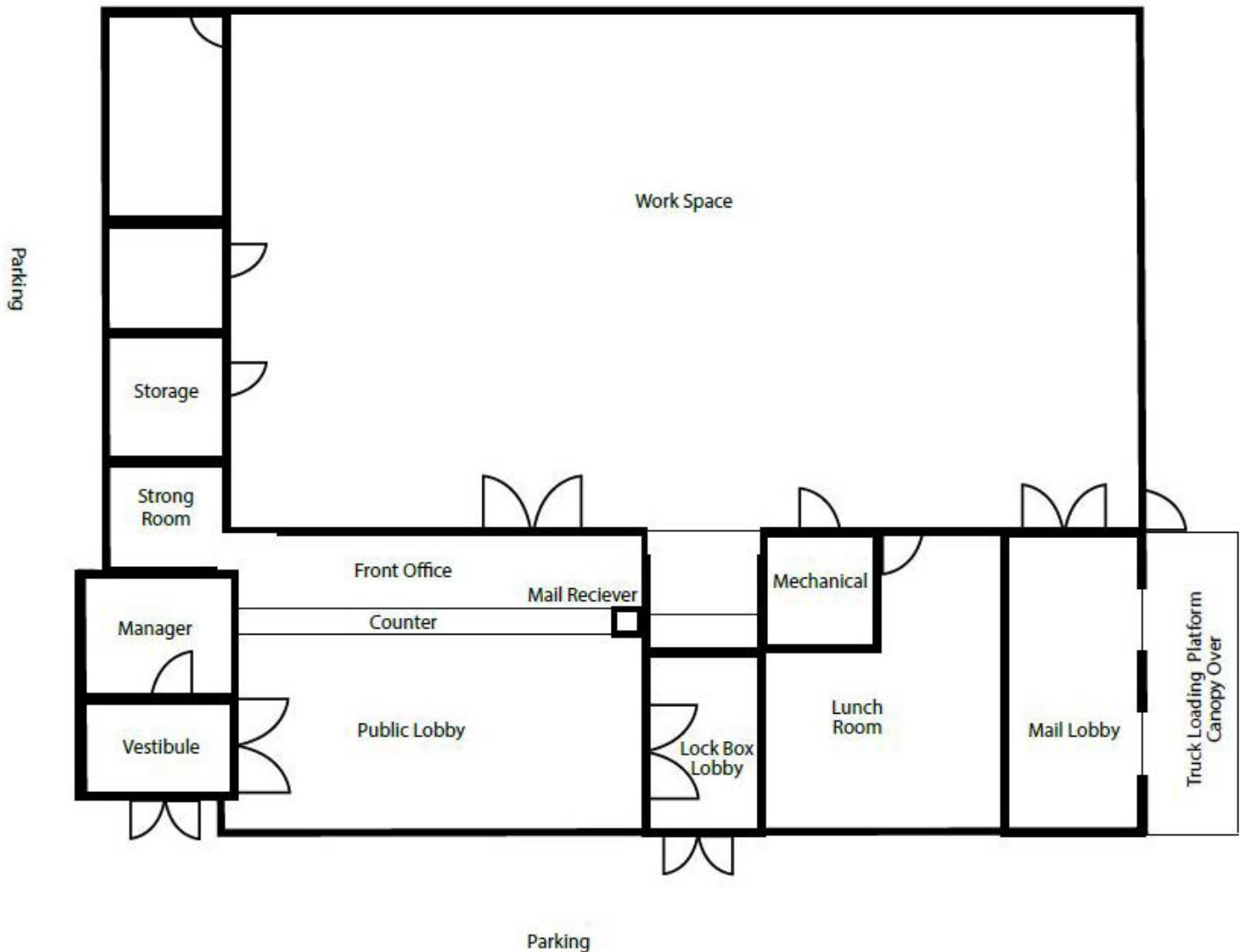
# SOLD

## 1029 - 1031 RIDGEWAY AVENUE

### EXCEPTIONAL AUSTIN HEIGHTS DEVELOPMENT OPPORTUNITY



#### FLOOR PLAN



\*The floor plan above may not be 100% accurate and is subject to verification.

**corbel**  
COMMERCIAL REAL ESTATE SERVICES  
632 CITADEL PARADE, VANCOUVER, BC, V6B 1X3  
T:604.609.0882 F:604.609.0886  
www.corbelcommercial.com

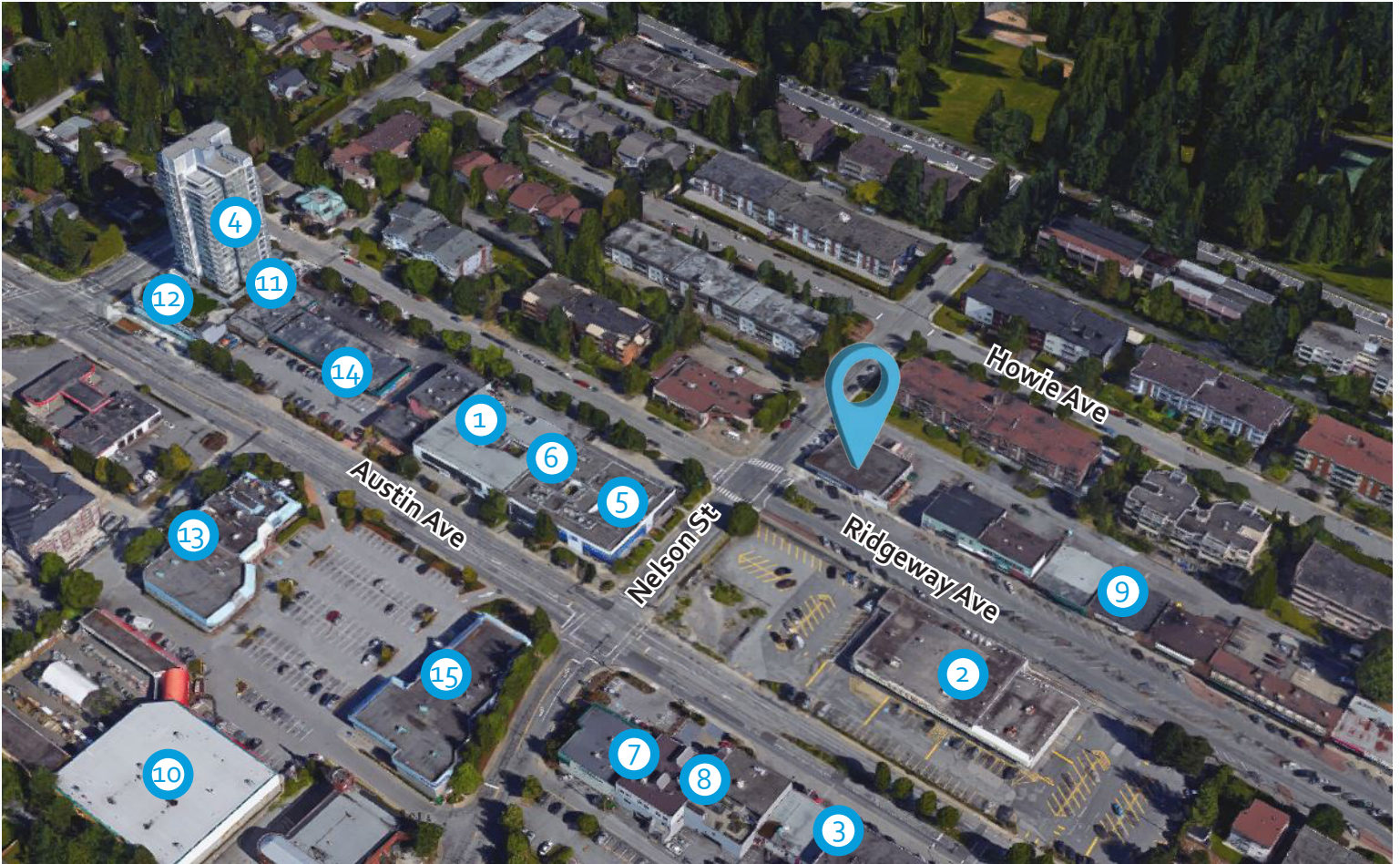
# SOLD

## 1029 - 1031 RIDGEWAY AVENUE

### EXCEPTIONAL AUSTIN HEIGHTS DEVELOPMENT OPPORTUNITY



#### AERIAL MAP



- |                                      |                    |  |
|--------------------------------------|--------------------|--|
| 1. Austin Heights Centre             | 6. Rexall          | 11. Jasmine Club Chinese Restaurant                                      |
| 2. Safeway   Future development site | 7. TD Canada Trust | 12. Tim Hortons  |
| 3. Tã Bom Korean Cuisine             | 8. CIBC            | 13. John B Pub and Liquor Store  |
| 4. The Austin by BeedieLiving        | 9. Ridgeway Plaza  | 14. Pizza Hut  |
| 5. BMO Bank of Montreal              | 10. Rona           | 15. Cyclone Taylor Sports   Future development site by Anthem Properties |



632 CITADEL PARADE, VANCOUVER, BC, V6B 1X3  
T:604.609.0882 F:604.609.0886  
[www.corbelcommercial.com](http://www.corbelcommercial.com)