

# 605 & 609 VICTOR STREET & 554 IVY AVENUE, Coquitlam, BC

25,944 sqft  
Total Lot Size

# FOR SALE

## Transit-Oriented Development Site



# OPPORTUNITY

**Iconic Properties Group** is pleased to present the opportunity to acquire a 25,944 sqft three-lot development site within the townhouse designation of Burquitlam in the up-and-coming neighbourhood of Coquitlam West. This property has the potential to be assembled with an additional 5 lots, creating a **total 8-lot assembly!**

Its ideal location in proximity to Lougheed Town Centre makes it very convenient to access an abundance of restaurants, shops, and services, with the nearest Skytrain station only a five-minute drive from the property site.

With careful planning and the right strategies, acquiring the remaining lots can lead to a substantial and cohesive land assembly project, unlocking various development options and the potential for substantial returns on investment.



The City of Lougheed Shopping Centre

# DETAILS

## CIVIC ADDRESSES

- ▣ 554 Ivy Ave, Coquitlam, BC
- ◇ 609 Victor St, Coquitlam, BC
- 605 Victor St, Coquitlam, BC

## PIDS

- ▣ 009-329-226
- ◇ 009-329-269
- 009-329-277

## ASSESSMENTS (2024)

- ▣ \$2,087,000
- ◇ \$2,116,000
- \$2,120,000

## TOTAL ASSESSMENT

\$6,323,000

## CURRENT ZONING

RS-1

## DESIGNATION

Townhousing

## LOT DIMENSIONS

188.79 ft by 137.42 ft

## TOTAL LOT SIZE

25,944 sqft

## CURRENT OCP

1.4 FSR

## POTENTIAL TOD PLAN

(Transit Oriented Development Plan)

3.0 FSR

## TOTAL BUILDABLE

36,322 sqft

## NEIGHBOURHOOD

Coquitlam West

## NEIGHBOURHOOD COMMUNITY PLAN (NCP)

Burquitlam Lougheed  
Neighbourhood Plan  
- Townhousing

## PRICE

Please Contact Agent



With the exciting potential for an 8-lot assembly and high-density development, this property is an incredibly ideal chance to secure substantial holding income and get involved in a lucrative investment opportunity.

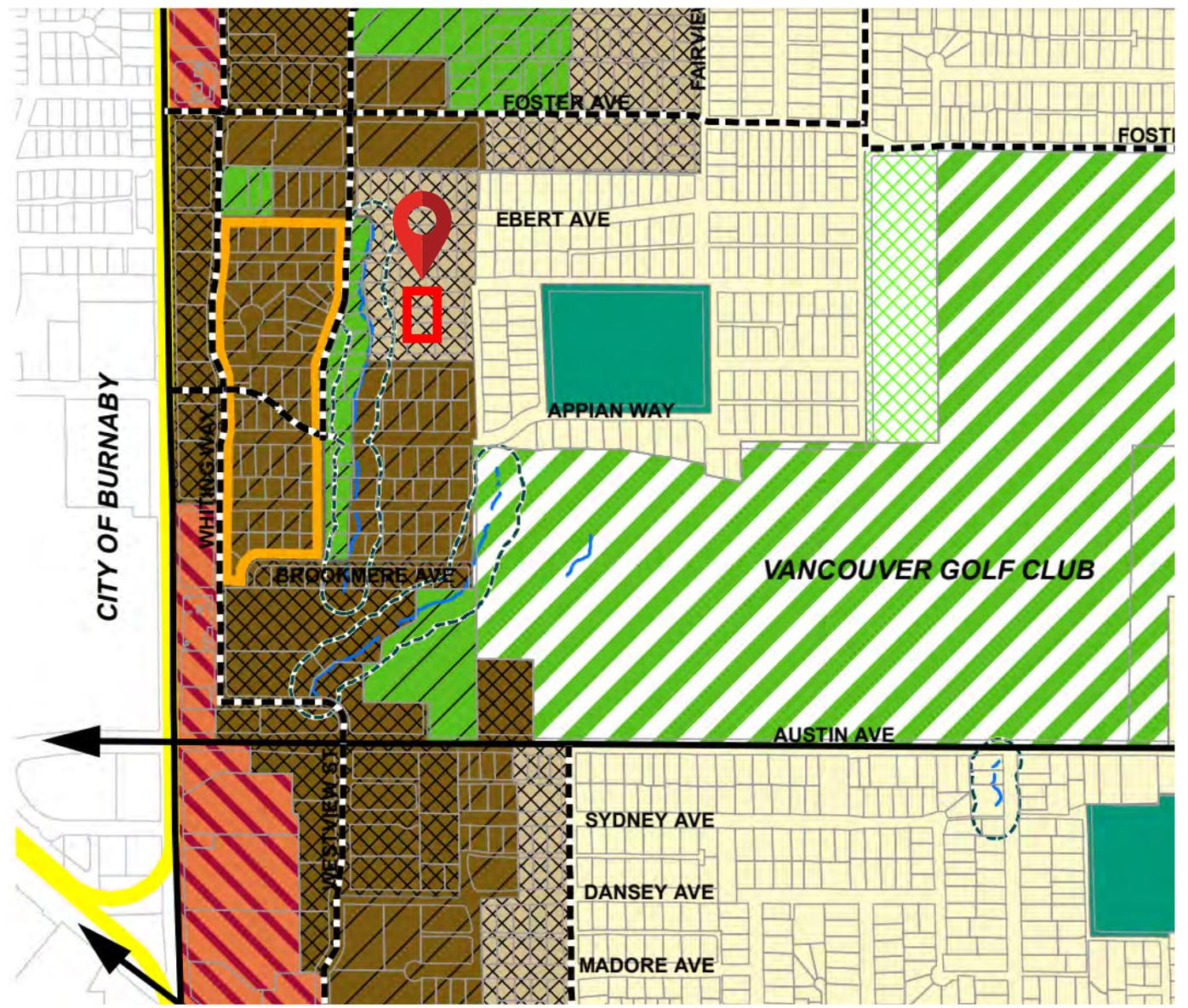
Nestled in a prime location, in the heart of a thriving urban and residential neighbourhood, the subject property is assigned a townhouse-designated zoning, opening up new possibilities for constructing several multi-family homes.

The property's proximity to plentiful green spaces, schools, and abundant amenities, makes the site perfect for townhouse development for new families looking for a convenient location close to an urban hub yet far away enough for families to enjoy the serenity of a residential community.

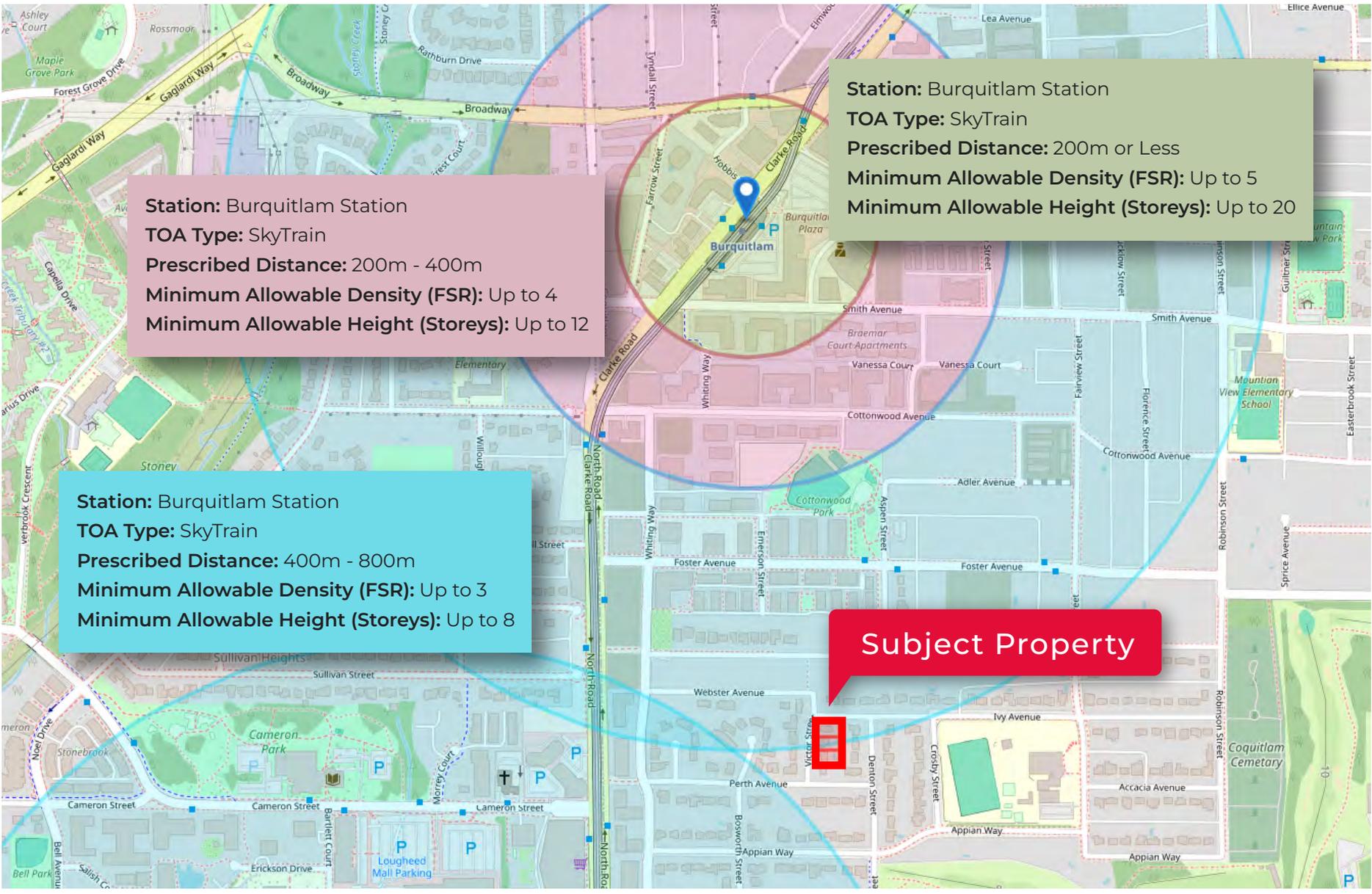
# LAND USE

## Land Use Designations

-  Transit Village Commercial
-  Neighbourhood Centre
-  High Density Apartment Residential
-  Medium Density Apartment Residential
-  Low Density Apartment Residential
-  **Townhousing**
-  Neighbourhood Attached Residential
-  One Family Residential
-  Civic and Major Institutional
-  School
-  Parks and Recreation
-  Natural Areas
-  Extensive Recreation
-  Mixed Density Area



# TRANSIT-ORIENTED DEVELOPMENT PLAN



**Station:** Burquitlam Station  
**TOA Type:** SkyTrain  
**Prescribed Distance:** 200m - 400m  
**Minimum Allowable Density (FSR):** Up to 4  
**Minimum Allowable Height (Storeys):** Up to 12

**Station:** Burquitlam Station  
**TOA Type:** SkyTrain  
**Prescribed Distance:** 200m or Less  
**Minimum Allowable Density (FSR):** Up to 5  
**Minimum Allowable Height (Storeys):** Up to 20

**Station:** Burquitlam Station  
**TOA Type:** SkyTrain  
**Prescribed Distance:** 400m - 800m  
**Minimum Allowable Density (FSR):** Up to 3  
**Minimum Allowable Height (Storeys):** Up to 8

**Subject Property**

# DEMOGRAPHICS



# LOCATION

This exceptional property is located in the quiet residential neighbourhood of Coquitlam West.

Its unique location makes accessing a wide variety of schools, parks, shops, services, and entertainment very easy and is perfect for families looking to settle down. In less than a ten-minute drive east, you'll find big box retailers such as IKEA, T&T Supermarket, and Real Canadian Superstore, to name a few. Additionally, a short drive west towards Burnaby will lead you to the second-largest shopping centre in the city, with Skytrains and buses conveniently located nearby, and Vancouver, only a 30-minute commute from the closest station. This property is also within the **Transit Oriented Development** Plan and has the potential for a 3.0 FSR and to build up to 8 storeys.

This investment opportunity is a rare find, offering a prime location for potential high-density development. Located in a townhouse-designated zone, it presents an exceptional chance to secure substantial holding income.

Distance	1 km	2 km	3 km
<b>Population (2024)</b>	20,044	55,270	94,872
<b>Population (2025)</b>	22,300	59,774	102,371
<b>Projected Annual Growth (2024 - 2025)</b>	11.25%	8.15%	7.90%
<b>Median Age</b>	36.4	39.1	39.9
<b>Average Household Income (2024)</b>	\$98,729.67	\$109,869.54	\$119,611.52
<b>Average Persons Per Household</b>	2.3	2.5	2.6

# NEARBY AMENITIES



## FOOD & DRINK

- ① Joey Coquitlam
- ② Midam Cafe & Bistro
- ③ The Taphouse Coquitlam
- ④ Denny's
- ⑤ McDonald's
- ⑥ Tim Hortons
- ⑦ Thai Chef Eatery

## SHOPS & SERVICES

- ① Hanin Village
- ② Cariboo Centre
- ③ The City of Lougheed Shopping Centre
- ④ Kin's Farm Market
- ⑤ Save-On-Foods
- ⑥ Northgate Village
- ⑦ North Road Square

## PARKS & RECREATION

- ① The Vancouver Golf Club
- ② Fitness World
- ③ Cottonwood Park

## EDUCATION

- ① Coquitlam College
- ② Roy Stibbs Elementary
- ③ Lyndhurst Elementary

# SITE PHOTOS

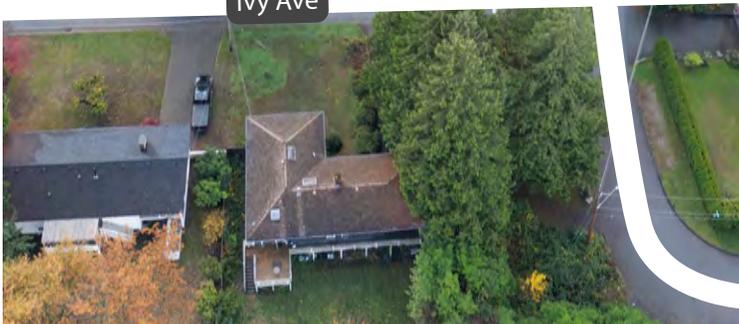
South Exposure



Perth Ave



Ivy Ave



Bird's-Eye View



West Exposure



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