

FOR SALE

2.25 Acres / 102,600 sf
Plans for 116 Units

Fairview and Foster Townhouse Site, Burquitlam



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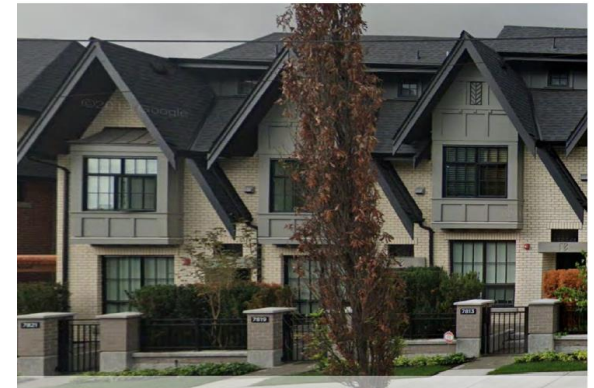
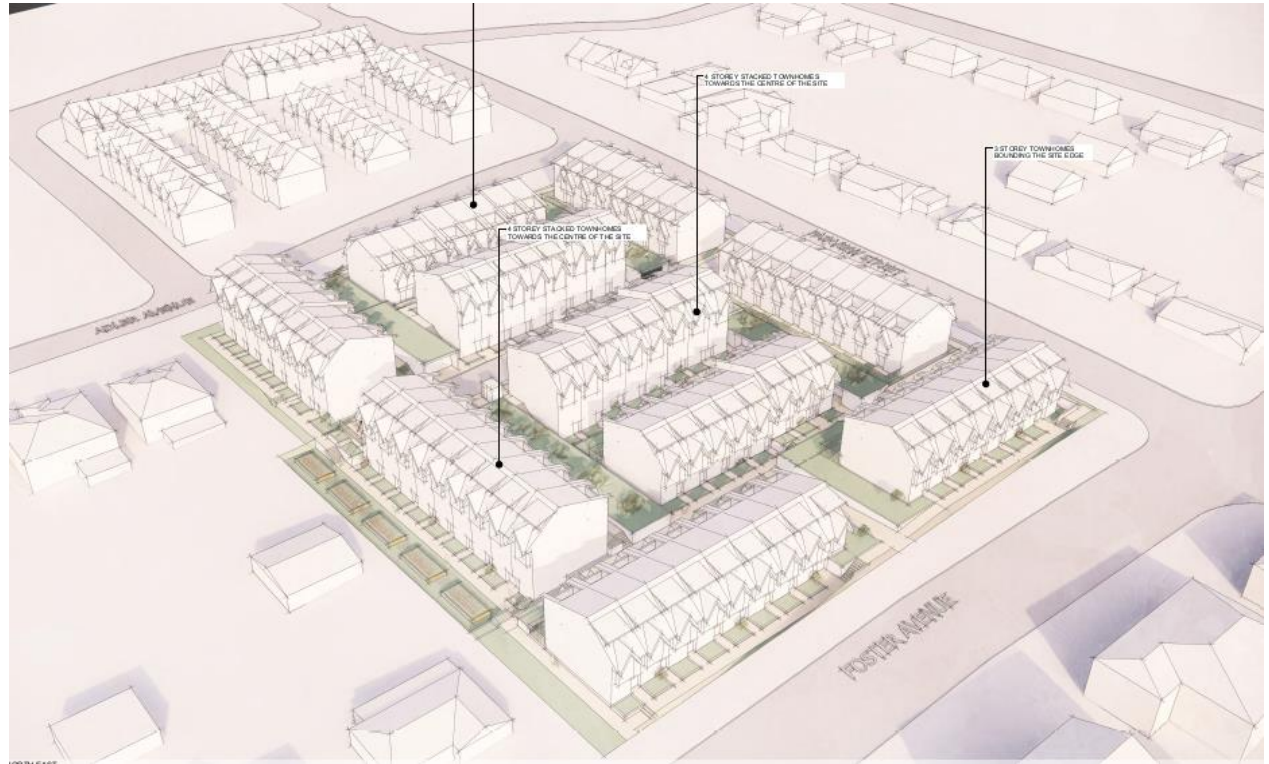
TOWNHOUSE DEVELOPMENT OPPORTUNITY

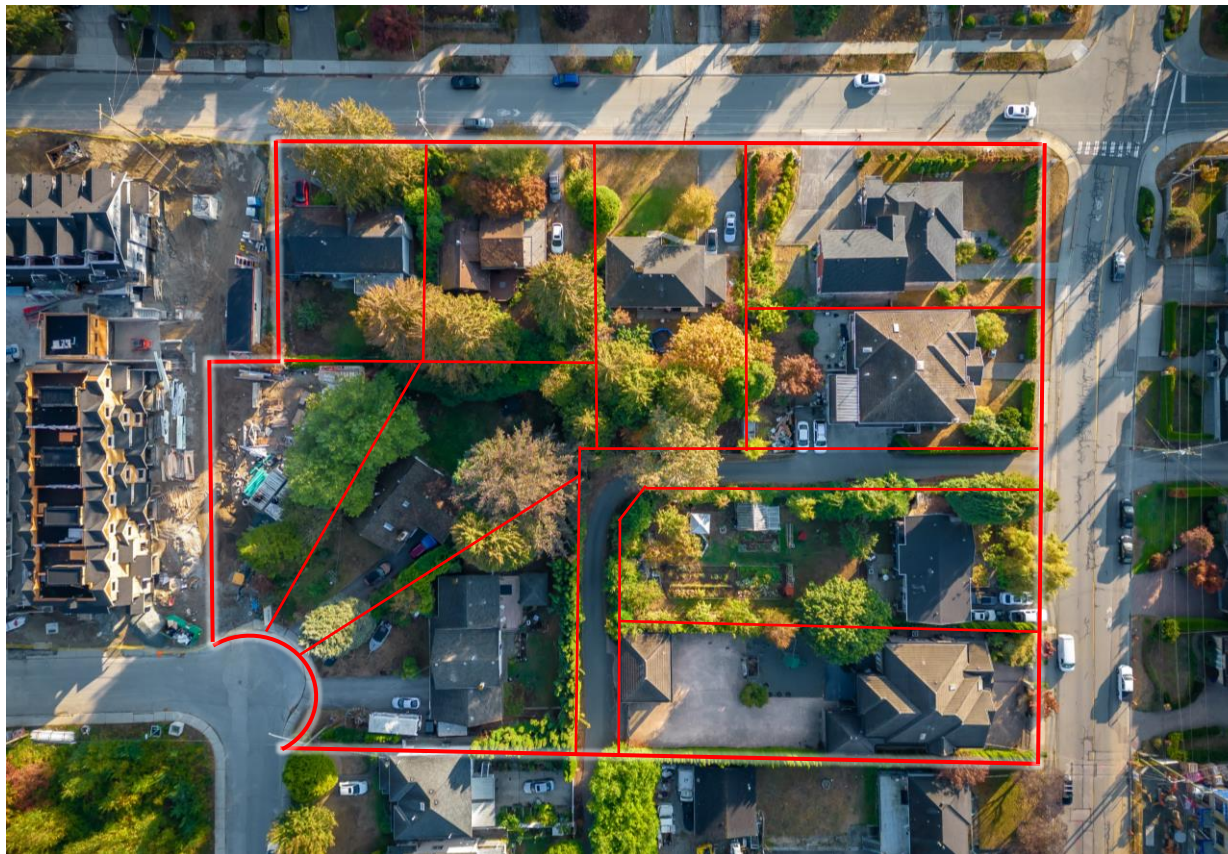
OPPORTUNITY

We are pleased to present this exceptional opportunity to acquire a 2.25 acre site (2.59 acres with inclusion of lanes) designated for townhouse use in the Burquitlam Lougheed Neighbourhood Plan. The site consists of 10 assembled lots, with preliminary plans for a 116 unit 4-storey stacked and 3-storey townhouse development with a total proposed buildable area of 131,081 sq.ft.

LOCATION

The site is centrally located in the rapidly developing Burquitlam neighbourhood, one block from Cottonwood Park and a 12-minute walk to the Burquitlam town centre and SkyTrain station. Immediately next door is the sold out and under construction “Avana” development, and the neighbourhood is an extremely in demand townhouse area for families, first time home buyers, and young professionals.





Rare opportunity to acquire a large 2.25 acre townhouse development site



Walking distance to SkyTrain, retail, parks and schools



Plans in place for 116 stacked 3 and 4 level townhouse units



Most new townhouse developments in area already sold out



Already assembled site with one owner

CIVIC ADDRESS

656-663-669 Adler Ave, 662-666-670 Fairview Street, and 629-631-635-637 Foster Ave, Coquitlam, BC.

LEGAL ADDRESS

10 legal lots

ZONING / AREA PLAN

RS-1 / Burquitlam Lougheed Neighbourhood Plan - Townhousing

PROPOSED DENSITY

131,081 sf (1.17 FSR on gross, 1.28 FSR on net site area)

SITE SIZE

2.25 acres / 102,603 sf

GROSS TAXES (2021)

\$76,821.03

ASKING PRICE

CONTACT LISTING AGENTS



New 55,000 sf Bettie Allard YMCA
with swimming pool and gym

Burquitlam Town
Centre and SkyTrain

12 min walk

5 min walk

Mountain View
Elementary School

Cottonwood Park
with new expansion

5 min walk

**FAIRVIEW &
FOSTER SITE**



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