



1502 Broadway Street, Port Coquitlam, BC

- 1.97 Acre High Exposure Commercial Development Site

Steve Caldwell | Personal Real Estate Corporation

Steve.Caldwell@dtzvancouver.com

Direct Tel: (604) 895 2224

Cellular: (604) 809 3122

DTZ Barnicke Vancouver Limited

800 – 475 West Georgia Street

Vancouver, BC

Canada V6B 4M9

**Location:**

The subject property is located on the northeast corner of Broadway Street and the Mary Hill Bypass in the Mary Hill Industrial Estate area of Port Coquitlam, BC. This location provides excellent exposure to traveling east-west along the Mary Hill Bypass, a major arterial route through the City of Port Coquitlam, and north-south along Broadway Street.

Future Development In The Area:

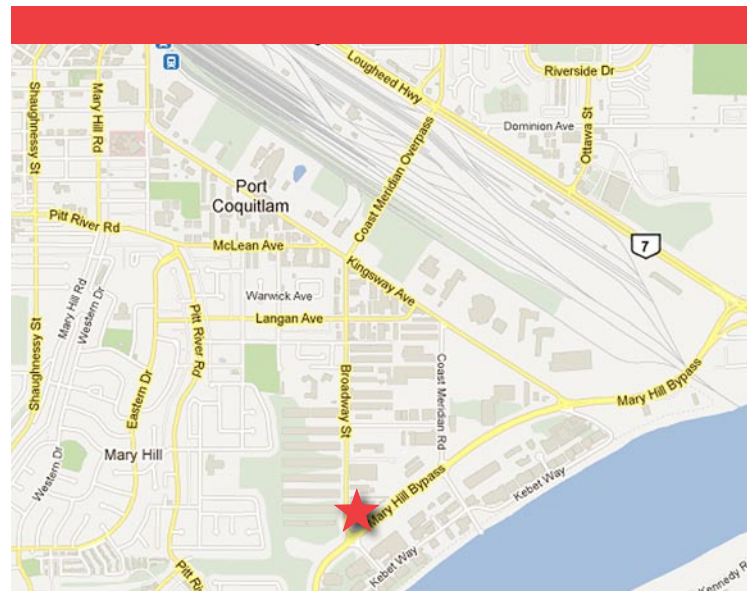
The proposed Coast Meridian Overpass will connect Coast Meridian Road, north of Lougheed Highway with Broadway Street and Kingsway Avenue south of the CP Rail yards. The project aims to enhance the connection between north and south Port Coquitlam, to provide more direct transit services to the community and to support the growing demand for municipal travel. The overpass will span the rail yard to accommodate future track requirements. To become a motor arterial road in the north-south corridor, Broadway Street will be widened to 4 travel lanes. The intersection at Broadway Street and Mary Hill Bypass will also be upgraded to facilitate the increasing flow of traffic.

Legal Description:

Parcel A, District Lot 231, Group 1, New Westminster District Plan LMP28305
PID: 023-418-931

Site Area:

1.977 acres (86,108 sq ft)

**Zoning:**

CS1 - Highway Commercial (Rear 60% of site)
CS2 - Service Station (Front 40% of site)
** Zoning can be changed*

Property Taxes (2011):

\$39,696.68

Asking Price:

\$2,300,000.00