

**APARTMENTBLOCKS**

OAKWYN REALTY

**BURQUITLAM  
SKYTRAIN**

**FOR SALE**

**ELMWOOD**

628, 630, 632, 634\*, 636\*, 638  
Elmwood Street, Coquitlam

**HIGH-RISE DEVELOPMENT SITE 350M TO BURQUITLAM SKYTRAIN**



The ApartmentBlocks team is pleased to present

A high-rise development site in the quickly developing Burquitlam neighbourhood, a short 6-minute walk to Burquitlam SkyTrain Station

There is a direct bus route to Simon Fraser University situated just steps away from the site providing access by public transit within 15 minutes or 5 minutes by car.

New amenities are being implemented throughout the area. Nearby parks include the expanding Oakdale and Cottonwood Parks, Burquitlam Park, Miller Park and Stoney Creek Park. Miller Park and Mountain View Elementary are within walking distance. Cameron Recreation complex and the Vancouver Golf Club provide access to all ages of entertainment and sports.

The City of Lougheed development is revitalizing the mall with many new high-end stores, cafés, restaurants, lounges, fitness and entertainment. Burquitlam is soon to become the ultimate place to live and relax that is driving strong demand for finished units because of the still affordable price point for both end users and investors.



New \$7 Billion  
Lougheed  
Shopping Centre



Across from Future  
Oakdale Park



Burquitlam SkyTrain  
6-minute walk



628, 630, 632, 634\*, 636\*, 638  
ELMWOOD STREET, COQUITLAM, BC

\*Potential additions  
\*\*Including Potential Additions



44,128 SF\*\*  
Total Site Area



4 FAR Condominium  
1.5 FAR Rental  
5.5 FAR TOTAL  
Potential Floor Area Ratio



176,512 BSF Condominium  
Partial density has to be bought from the City  
66,192 BSF Rental  
242,704 BSF TOTAL\*\*  
Potential Buildable Area

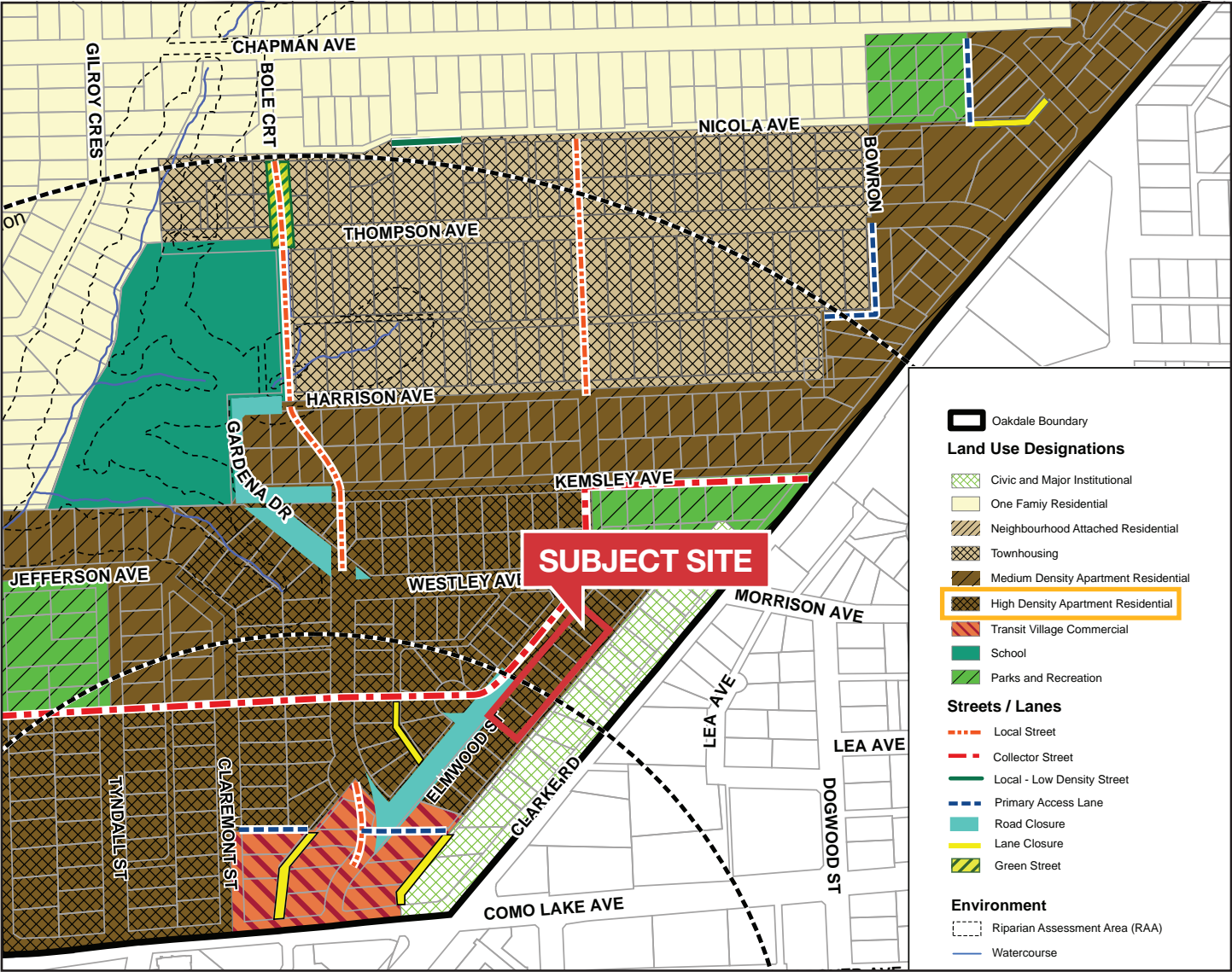


Contact agents  
Price

THE POTENTIAL VIEWS FROM THE 30TH FLOOR

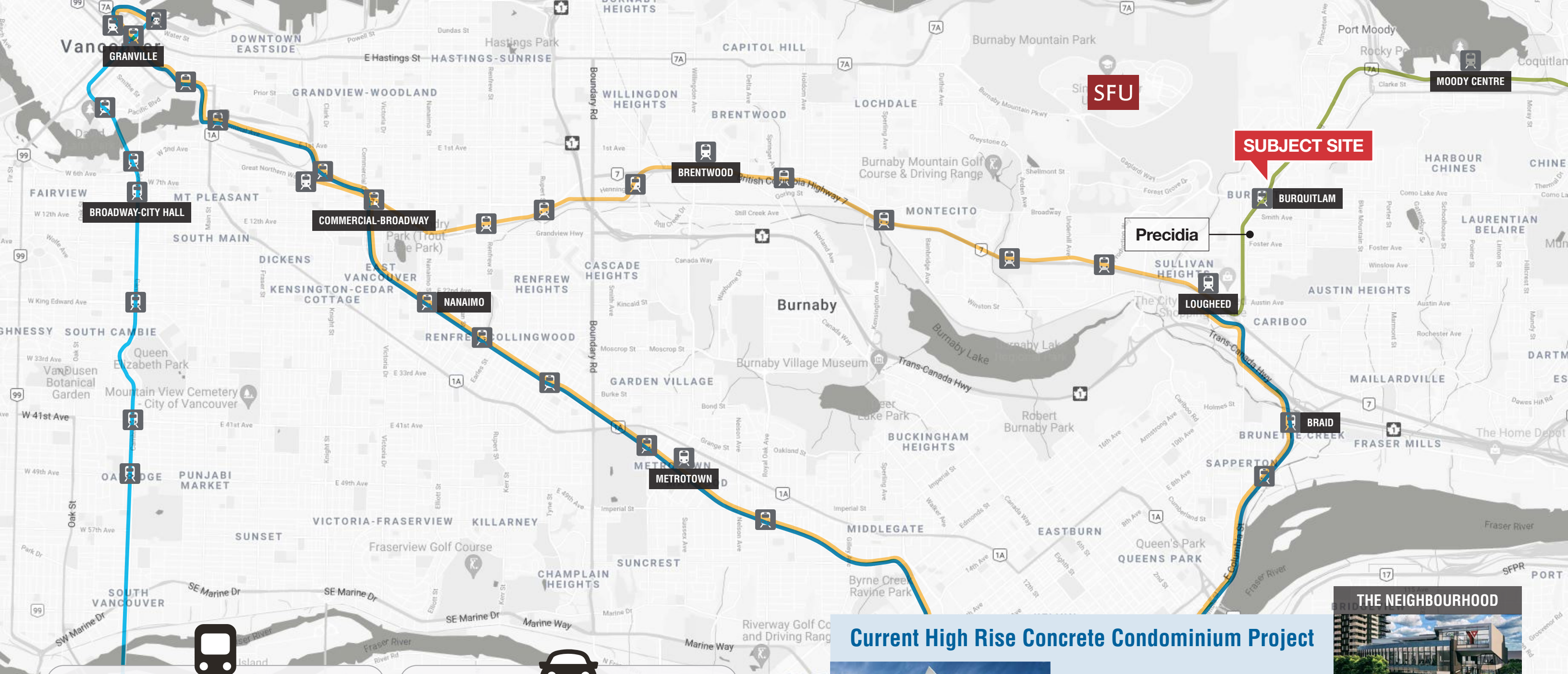


Potential High Density Condominium Development (no height limit)



“Recognize the limitless potential of this transit-oriented community”





### Transit Times via SkyTrain from Burquitlam Station

4 MIN	to Moody Centre Station
13 MIN	to New Westminister Station
23 MIN	to Metrotown Station
28 MIN	to Granville Station



### Drive Times from Subject Site

1 MIN	to Burquitlam SkyTrain Station
5 MIN	to Simon Fraser University
6 MIN	to Lougheed SkyTrain Station
30 MIN	to Downtown Vancouver

## Current High Rise Concrete Condominium Project



PRECIDIA by



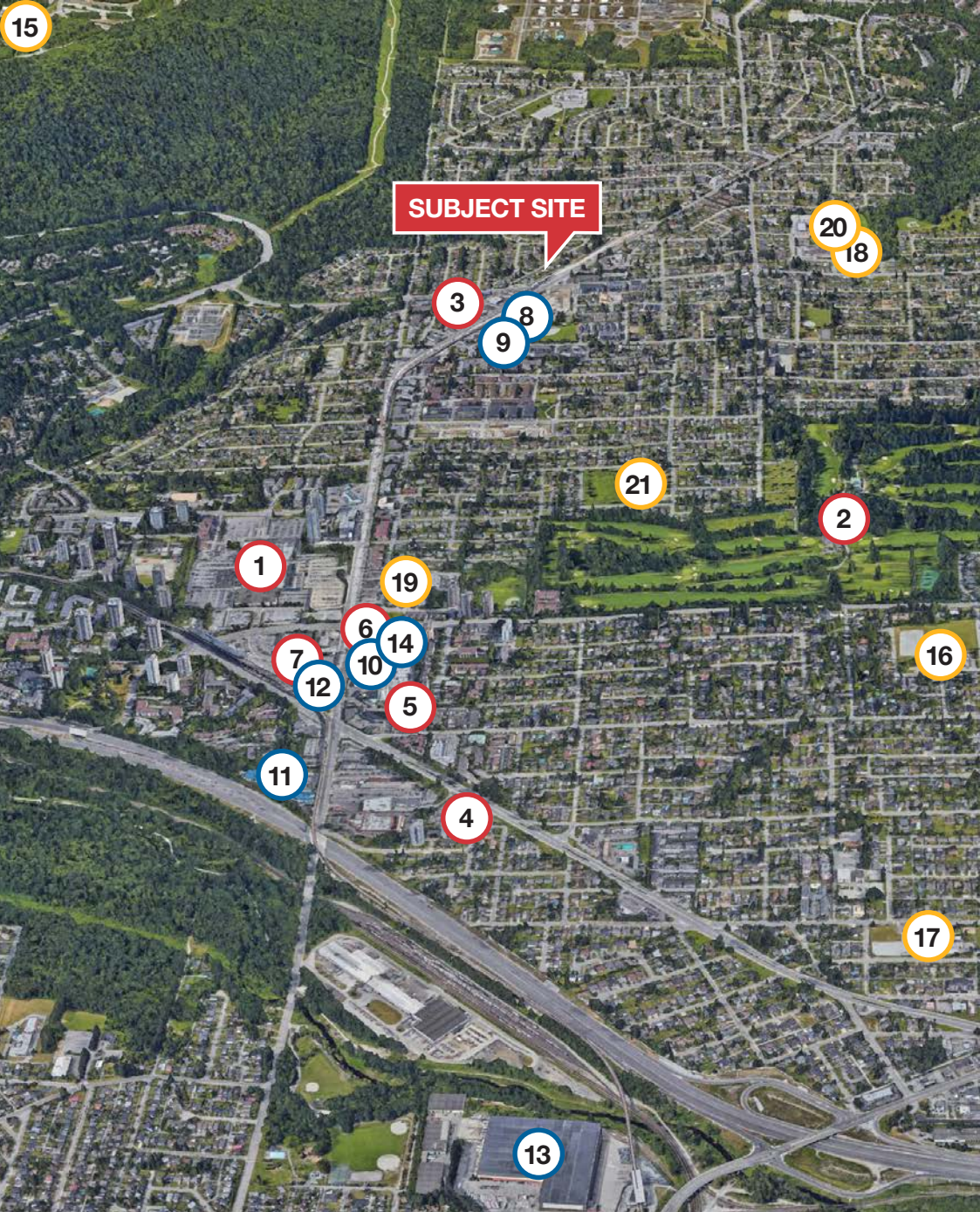
LEDINGHAM McALLISTER

Total Units	178
Sold Units	80
Avg Price/SF	\$1,100

### THE NEIGHBOURHOOD







## Restaurants & Entertainment

1. Lougheed Shopping Centre
2. Vancouver Golf Club
3. Pizza Factory
4. JOEY
5. The Taphouse
6. Denny's
7. White Spot

## Banks & Services

8. Safeway, Starbucks, Liquor
9. CIBC
10. RBC Royal Bank
11. Hannam Supermarket
12. Shell Gas Station
13. Amazon Fulfillment Center
14. LifeLabs

## Schools & Education

15. Simon Fraser University
16. Lord Baden-Powell Elementary
17. Alderson Elementary
18. École Banting Middle
19. Coquitlam College
20. Miller Park Elementary
21. St. Michaels School

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