

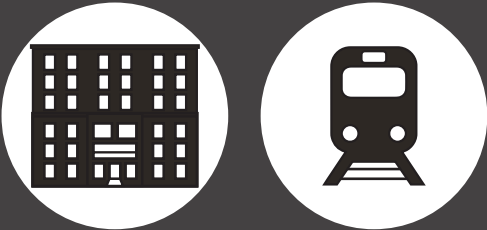
FOR SALE

501 – 513 Jefferson Ave & 648
Claremont St, Coquitlam, BC

LEARN
MORE 

JEFFERSON

MEDIUM DENSITY
DEVELOPMENT SITE
NEAR BURQUITLAM
SKYTRAIN STATION
WITH VIEWS
OF BURNABY
MOUNTAIN



APARTMENTBLOCKS



JEFFERSON

THE HIGHLIGHTS ➔

SALIENT FACTS

REDEVELOPMENT POTENTIAL

NEIGHBOURHOOD

AMENITIES

OFFICIAL COMMUNITY PLAN

CONTACT



LARGE LOTS WITH 150' DEPTH

providing ample room
for underground parking



CORNER LOT WITH FRONTAGE

on both Jefferson
Ave and North Rd



TRANSIT FRIENDLY

8 minute walk to
Burquitlam SkyTrain
Station



QUIET STREET SURROUNDED BY TREES

steps to the entrance of
SFU mountain trails



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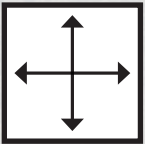
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501, 503, 505, 507, 509, 511, 513
JEFFERSON AVE & 648 CLAREMONT ST
COQUITLAM, BC



501 Jefferson	10,494 SF
503 Jefferson	10,362 SF
505 Jefferson	10,230 SF
507 Jefferson	9,900 SF
509 Jefferson	9,900 SF
511 Jefferson	9,702 SF
513 Jefferson	9,828 SF
648 Claremont	10,400 SF
<hr/>	
Total Site Area	80,816 SF



2.3 FSR
Potential Floor Space Ratio



185,877 BSF
Potential Buildable Area



RM-3 Medium Density
Potential Land Use



Contact agents
Price

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THE POTENTIAL VIEWS FROM THE 6TH FLOOR



The ApartmentBlocks team is pleased to present

**A medium density development site
designated for six storeys with close
proximity to Burquitlam Station**

Sales in the area remain strong as downsizers and investors like the high returns and lower cost per square foot relative to other municipalities. Driven by the ease of transit and quickly expanding amenities, Burquitlam is one of the most desirable areas to work, live and invest.

**The new 55,000 SF YMCA delivering first
class recreation amenities is within walking
distance**

This includes pools, track facilities, gyms, workout classes, sports facilities and so much more. The Burquitlam Park will be expanded to 1.5 acres providing some of the regions largest outdoor sports facilities.



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The Neighbourhood



“ Recognize the limitless potential of this transit-oriented community

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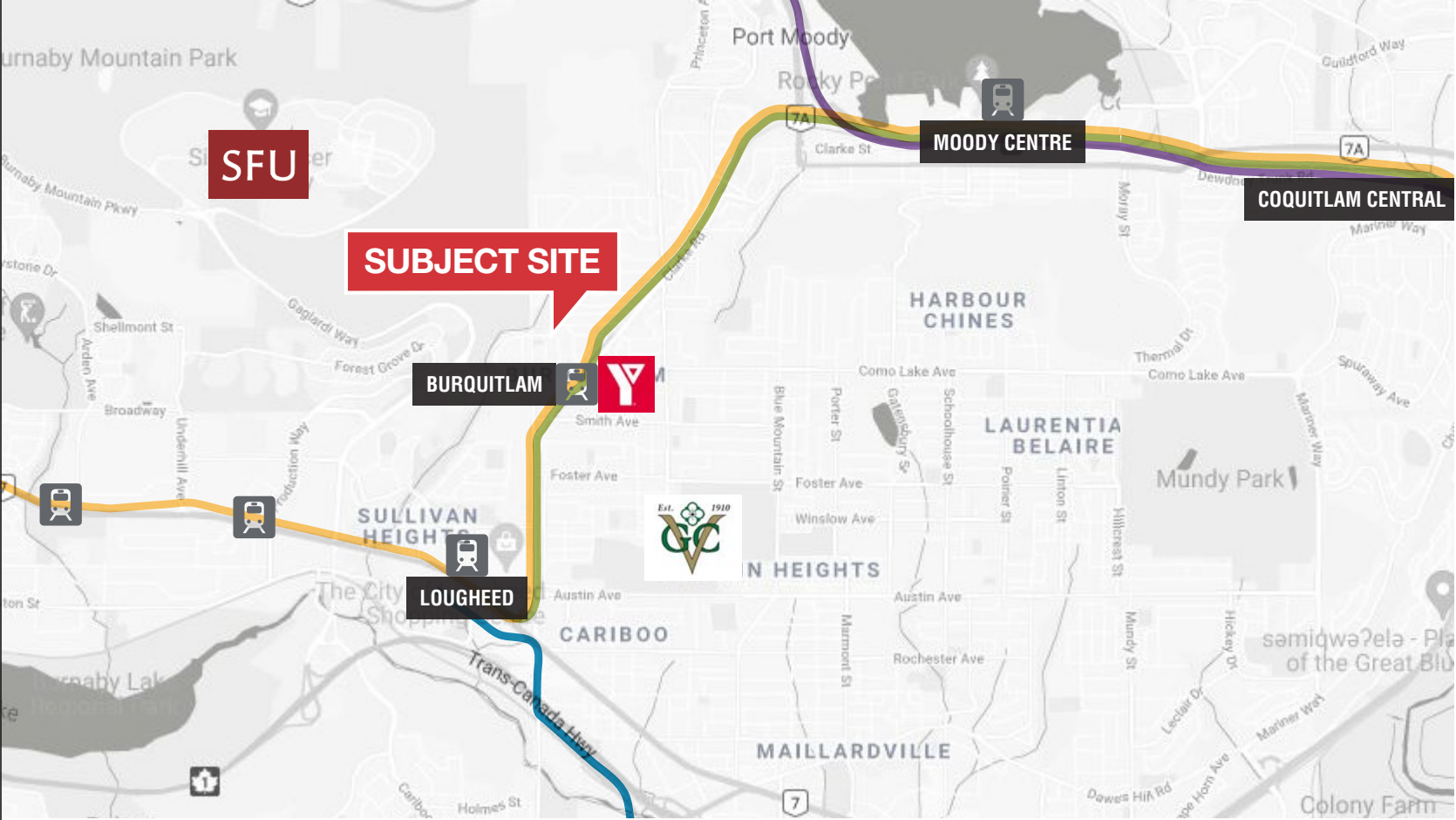
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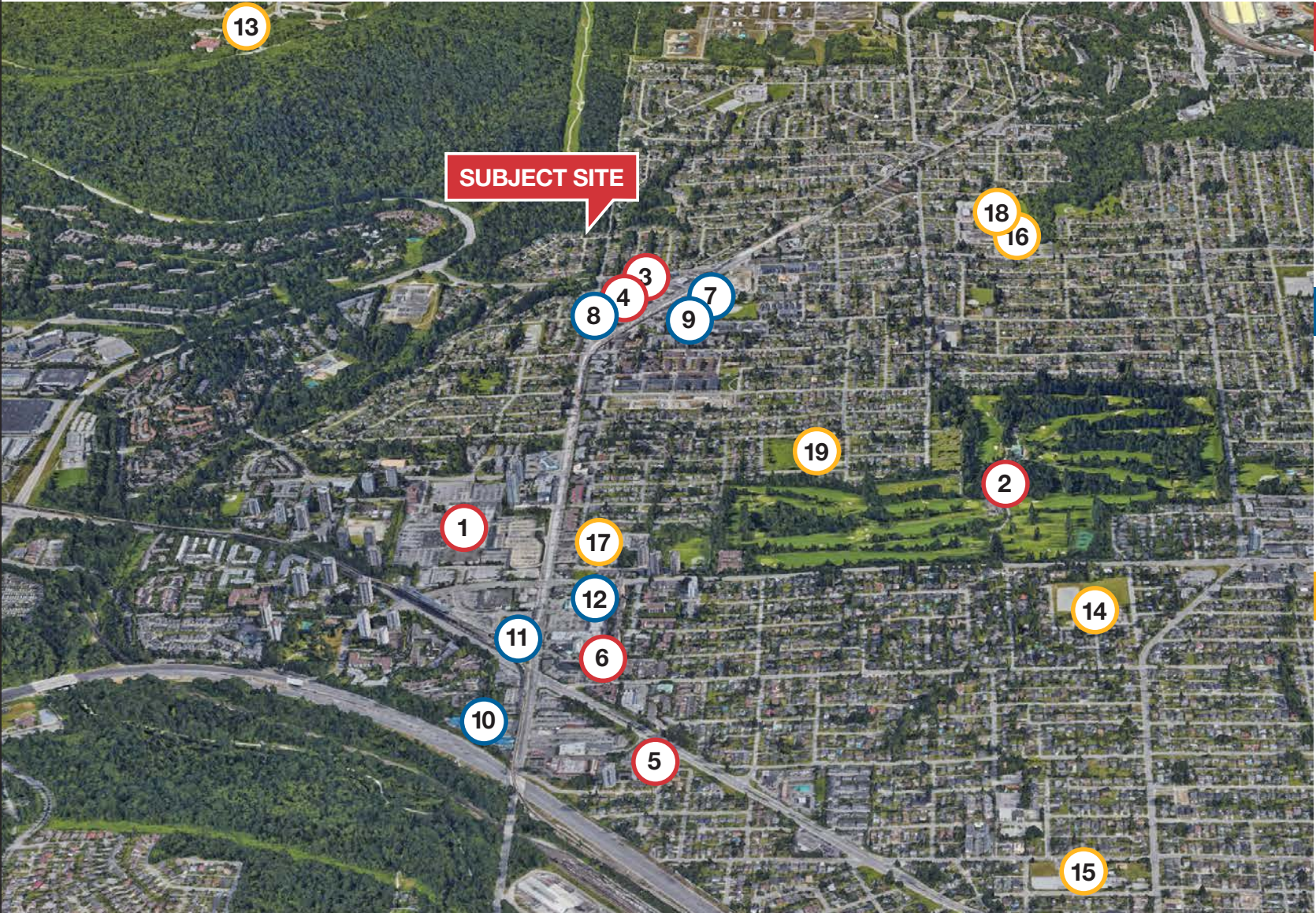


Transit Times via SkyTrain from Burquitlam Station

- 4 MIN to Moody Centre Station
- 11 MIN to Coquitlam City Centre
- 14 MIN to The Amazing Brentwood
- 28 MIN to Downtown Vancouver

Drive Times from Subject Site

- 2 MIN to Burquitlam SkyTrain Station
- 2 MIN to new YMCA
- 5 MIN to Simon Fraser University
- 25 MIN to Downtown Vancouver



Restaurants & Entertainment

1. Lougheed Shopping Centre
2. Vancouver Golf Club
3. BjornBar Bakery & Panago Pizza
4. Pizza Factory
5. JOEY
6. The Taphouse

Banks & Services

7. Safeway, Starbucks, Liquor
8. RBC Royal Bank
9. CIBC
10. Hannam Supermarket
11. Shell Gas Station
12. LifeLabs

Schools & Education

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

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THE HIGHLIGHTS

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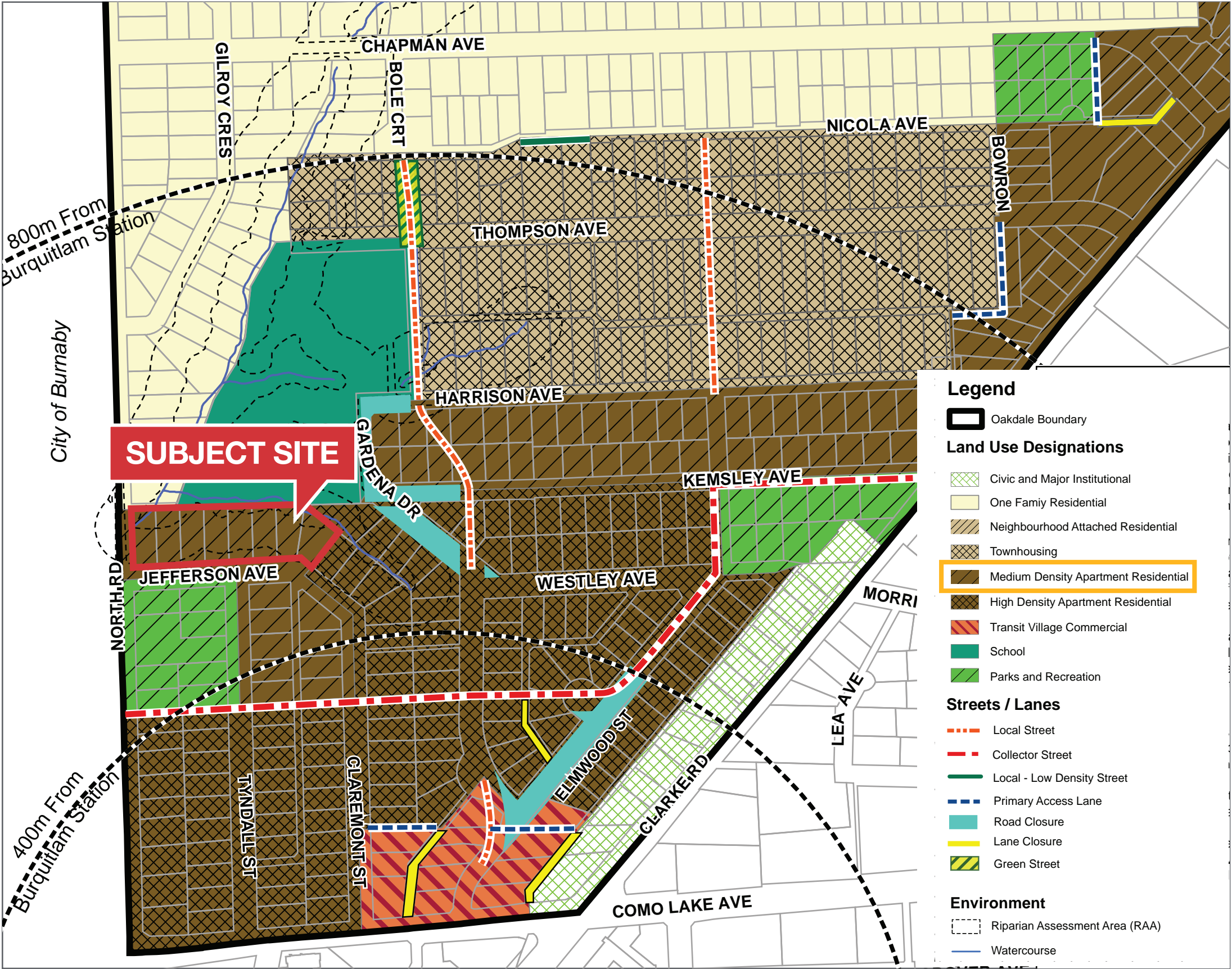
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Potential Six-Storey Development in the Burquitlam-Lougheed Neighbourhood Plan

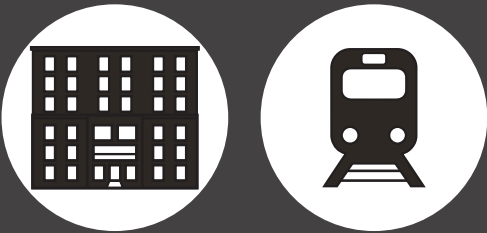


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Claremont St, Coquitlam, BC

JEFFERSON

Call Brandon today
to discuss how this
profitable development
site will become your
next development:



Oakwyn Realty Ltd.
400-1286 Homer Street, Vancouver, BC V6B 2Y5

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