

FOR SALE

DEVELOPMENT SITE

3066 - 3078 & 3082 St. Johns Street, Port Moody

Skytrain Station **High-rise Development**
Site with water views in the new Moody
Centre neighbourhood



ROCKY POINT

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International

3066 - 3078 & 3082 ST JOHNS STREET

Port Moody, BC

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Site with water views in the new Moody
Centre neighbourhood**

PORT MOODY - CITY OF ARTS

With more than 35 per cent of its land dedicated to green space, Port Moody has a wealth of beautiful parks and trails for everyone to enjoy.

Run, walk, cycle, or wheel through Rocky Point Park or along one of our multi-use paths. Dig in the sand or skip stones on the water at Old Orchard Park. Take the kids to a playground or a splash park. Bring your dog to an off-leash area.

If hiking is your thing, you've come to the right place. Port Moody has 56 kilometres of trails and paths. Whether you choose the trails in Bert Flinn Park or the Alfred Howe Greenway, or head to the start of the Shoreline Trail or the Great Trail, you can't go wrong. Launch your boat for a day on the water, or rent a kayak or canoe. There are so many ways to enjoy our seemingly endless shoreline.

Source: City of Port Moody

PROPERTY FEATURES

30,350 SF Corner Site
Transit Oriented Development (TOD)

less than 4-min walk
to Moody Centre SkyTrain Station

approx 250M
from Moody Centre SkyTrain Station

130' of frontage
on Electronic Avenue

235' of frontage
on St. Johns & Spring Streets





3066-3078 & 3082 ST. JOHNS STREET

Port Moody, BC

EXECUTIVE SUMMARY

CURRENT ZONING

C3 General Commercial

LEGAL DESCRIPTION

LT 65, PL NWP41003, DL 190, NWD

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SITE SIZE

17,219 SF (3066-3078 ST JOHNS)

13,131 SF (3082 ST JOHNS)

SALE PRICE

\$16,900,000

PROPERTY DETAILS

3066 - 3082 St. Johns Street is a group of three one and two storey commercial buildings.

3066 is a single storey building currently being leased as a fitness gym. It was re-roofed in 2020 with warranty. Leaseable area 4900 SF.

3070 - 3078 is a single level building currently used for personal storage.

3082 St Johns Street is a two-storey detached commercial building with a hand car wash on the ground floor with separate upper level offices.





DEVELOPMENT PARAMETERS

THE QUALITIES OF THE NEW NEIGHBOURHOOD WILL BE

- » A Social Place.
- » A Sense of Belonging.
- » A Unique Identity.
- » A Place for All.
- » A Resilient Community.
- » An Active Lifestyle.
- » A Place to Enjoy Nature.

The City Corporate Policy for the site shows Electronic Avenue will be closed, sold and merged with the adjacent development parcel (approximately 8,500 SF).

Resulting Total Site: 38, 850 SF

Adjacent rezoning applications by PCI (6.96 FSR) and Beedie (5.28 FSR) in process.

Spring Street will be an enhanced promenade and serve as the main east west corridor through the neighbourhood. Spring Street will be extended east to Buller Street.

- Legend
- Passenger Rail
 - Transit Oriented Area
 - 200 metre Tier
 - 400 metre Tier
 - 800 metre Tier
 - Parcel
 - Municipal Boundary

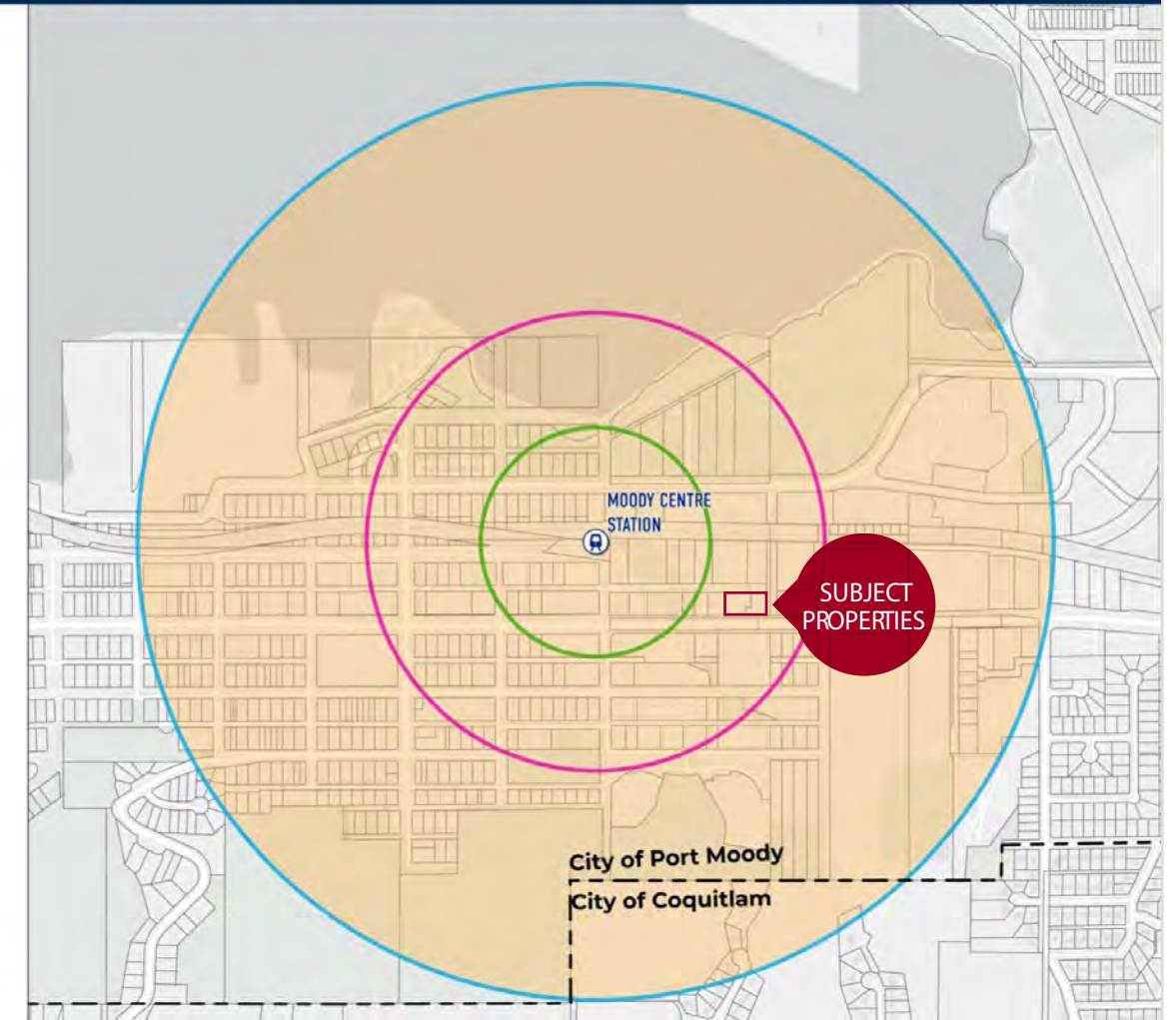


Figure 5 – Maximum Tower Heights

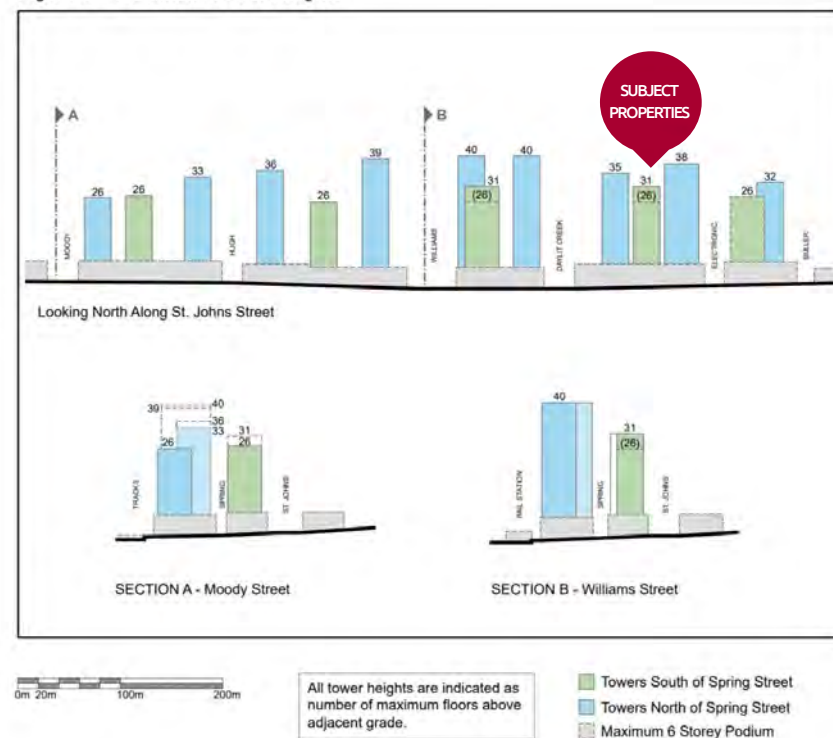
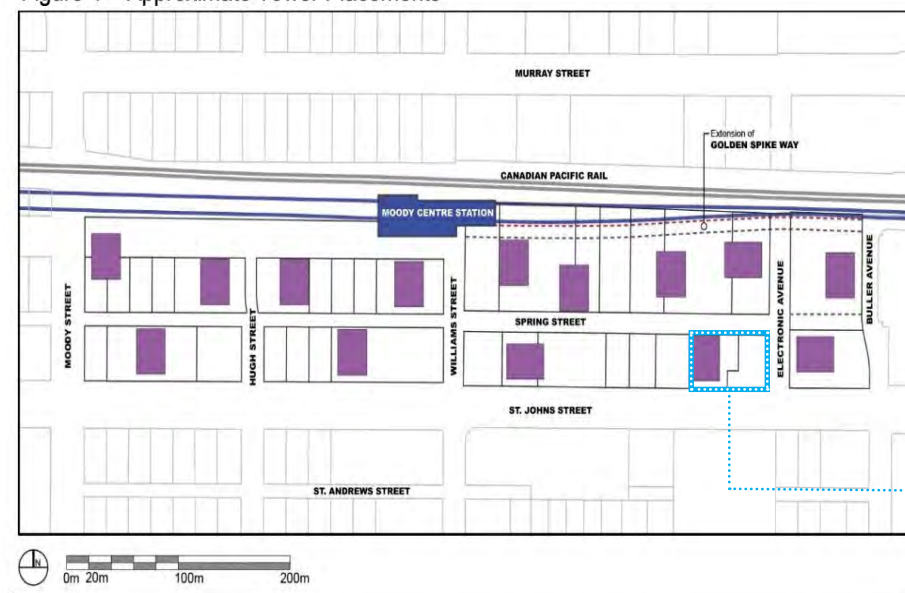


Figure 4 – Approximate Tower Placements



SUBJECT PROPERTIES

Figure 1 – At-Grade Retail Frontage

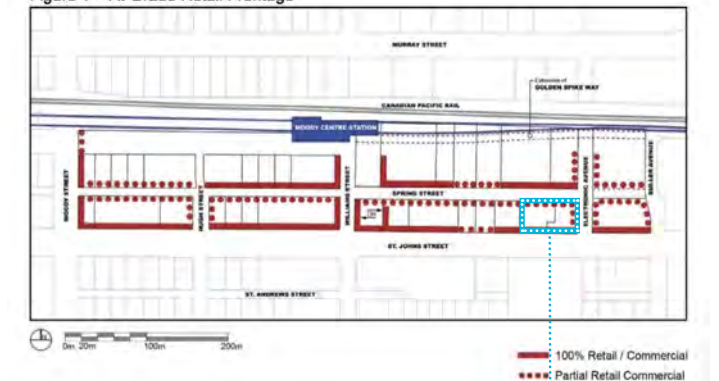
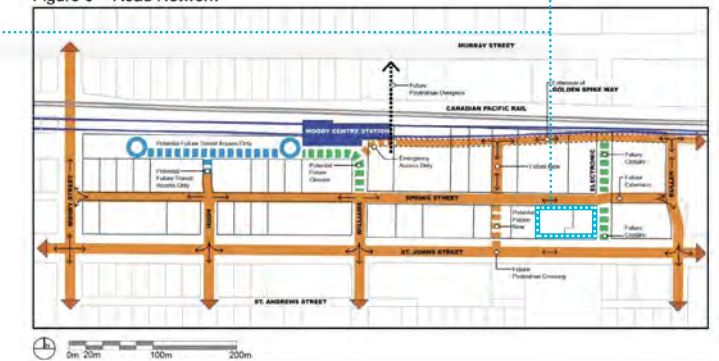


Figure 6 – Road Network

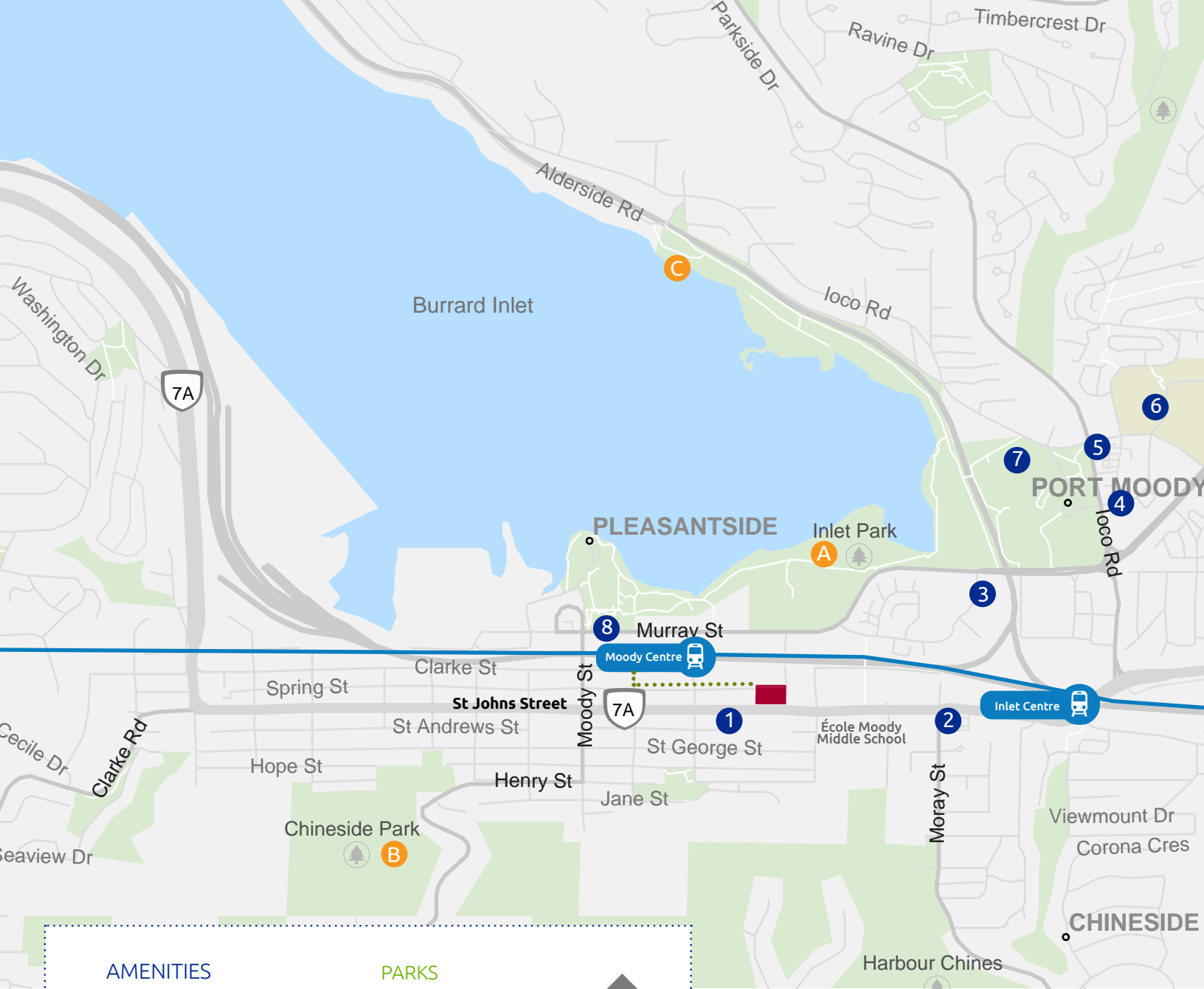




TRANSIT-ORIENTED DEVELOPMENT AREAS DISTANCES, TRANSIT STATIONS AND DENSITIES BY CATEGORY

Municipality	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)
Burnaby Delta Coquitlam Langley (City + Township) Maple Ridge North Vancouver (City + District) New Westminster Pitt Meadows Port Coquitlam Port Moody Richmond Surrey Vancouver	Sky Train/ Canada Line (Rapid Transit Stop)	200m or less 200m – 400m 400m – 800m	Up to 5.0 Up to 4.0	Up to 20 Up to 12 Up to 8
Abbotsford Chilliwack Colwood Kamloops Kelowna Langford Mission Nanaimo Prince George Saanich District Vernon Victoria View Royal	Prescribed Bus Exchange or West Coast Express Station	200m or less 200m – 400m	Up to 4.0 Up to 3.0	Up to 12 Up to 8
Lantzville Penticton Whistler	Prescribed Bus Exchange	200m or less 200m – 400m	Up to 2.5 Up to 1.5	Up to 6 Up to 4

SUBJECT PROPERTIES





AMENITIES

1. McDonald's
2. Shoppers Drug Mart
3. Thrifty Foods
4. Browns Social House
5. Starbucks
6. Eagle Ridge Hospital
7. Port Moody Sports Complex
8. Yellow Dog Brewing Co

PARKS

- A. Rocky Point / Inlet Park
- B. Chineside Park
- C. Old Orchard Park

-  SkyTrain Evergreen Line
-  Less than 4 minute walk to Moody Centre SkyTrain



250m* to Moody Centre SkyTrain & West Coast Express

* Approximate

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