

FOR SALE

5 Acre Multi-family Development Opportunity

19696 | Hammond Road
Pitt Meadows, BC

Highlights

- Zoned Multi Family Residential (RM-1)
- Potential Buildable of 120,000 square feet with 0.55 FSR
- OCP supports Medium Density Residential
- Close to Transit and Amenities
- Improved with 36 Townhouse Units
- Short Term Income Potential

INQUIRIES

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Offering Process & Bid Date

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendors. The Vendors have elected not to establish an asking price for the Property and interested parties are encouraged to come to their own opinion of value.

After signing a Confidentiality Agreement (CA), qualified interested parties will be provided a Confidential Information Memorandum ("CIM") which contains documents relevant to the Property.

Please note that offers will be reviewed on or after 4 pm, October 12, 2017.

Location

With a current population of approximately 19,000, Pitt Meadows is a highly desirable, family oriented community that is in close proximity to a wide variety of natural amenities, and is easily accessible by the Lougheed Highway, the West Coast Express and Highway 1 by way of the Golden Ears Bridge.

Located on Hammond Road in the South Meadows sub-area of Pitt Meadows, the Property is predominantly level and is ideally situated within 1 kilometre of the Maple Meadows West Coast Express Station, and is in close proximity to community centres, schools and shopping. The West Coast Express provides commuters with peak commuter access to downtown Vancouver in less than 1 hour.

Pitt Meadows is surrounded by land that is within the Agricultural Land Reserve, and as such large scale development opportunities such as this are extremely rare.

Property Overview

Municipal Address:	19696 Hammond Road, Pitt Meadows, BC
Zoning:	RM-1
OCP Designation:	Residential - Medium Density
FAR based on existing zoning	0.55
Site Size:	218,198 SF (5.01 Acres)
Site Dimensions:	700 x 460 (IRR)
Potential Buildable Area:	120,000 SF
Improvements:	Eight two floor residential buildings
Total Existing Strata Units:	36 Residential Strata Units in townhouse configurations



Site Plan



Hammond Rd

19530	19540	19548	19560	19586
11780	19561	19573	19583	11769
1750	11751			
1740	11741	19574	19588	
1730	11731	11736	11737	
1720	11721	11730	11727	
9533	19545	11718	11717	
		11710	11707	
		11702	11699	
			11687	

117B Ave

195B St

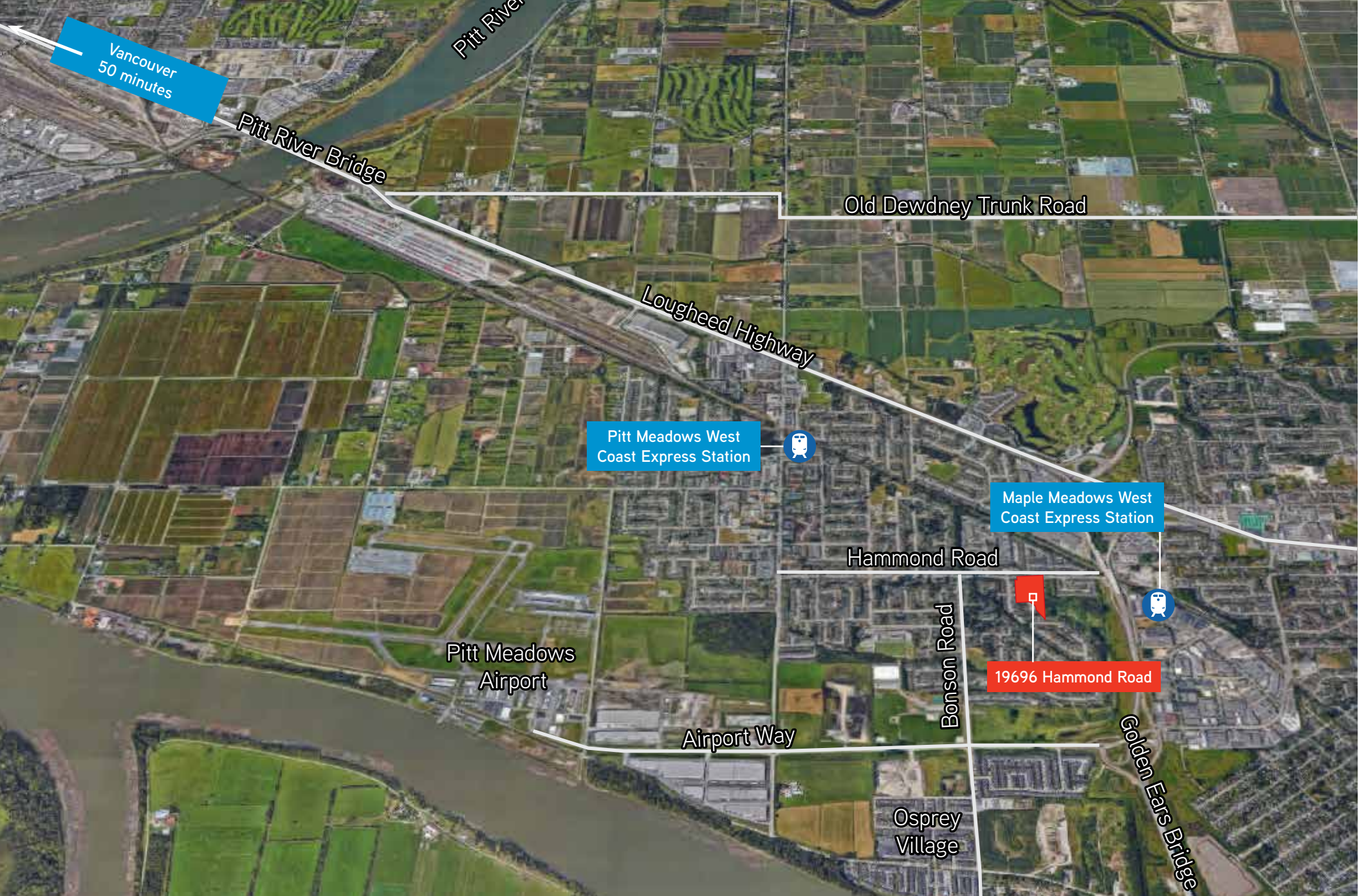
19618	19696	11797	11798
11780		11793	11794
11770		11787	11788
11760		11781	11782
11750		11775	11776
11740		11769	11770
11732		11763	11764
11730			
11720		11757	11758
		11751	11752
		11745	11756
		11739	11758
		11733	11760
		11727	11762
		11721	11734
		11715	11728
		11697	19764
			19766
			19768
			19770
			19774
			19775

N Wildwood Crescent

Wildcrest Ave

11798	19738	19752	19796	19806
11782	19751	19753		
11776	19755	19757		
11770	19759	19761		
11764	19763	19765		
	19767	19769		
	19771			
	19774			
	19775			
	19791			

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