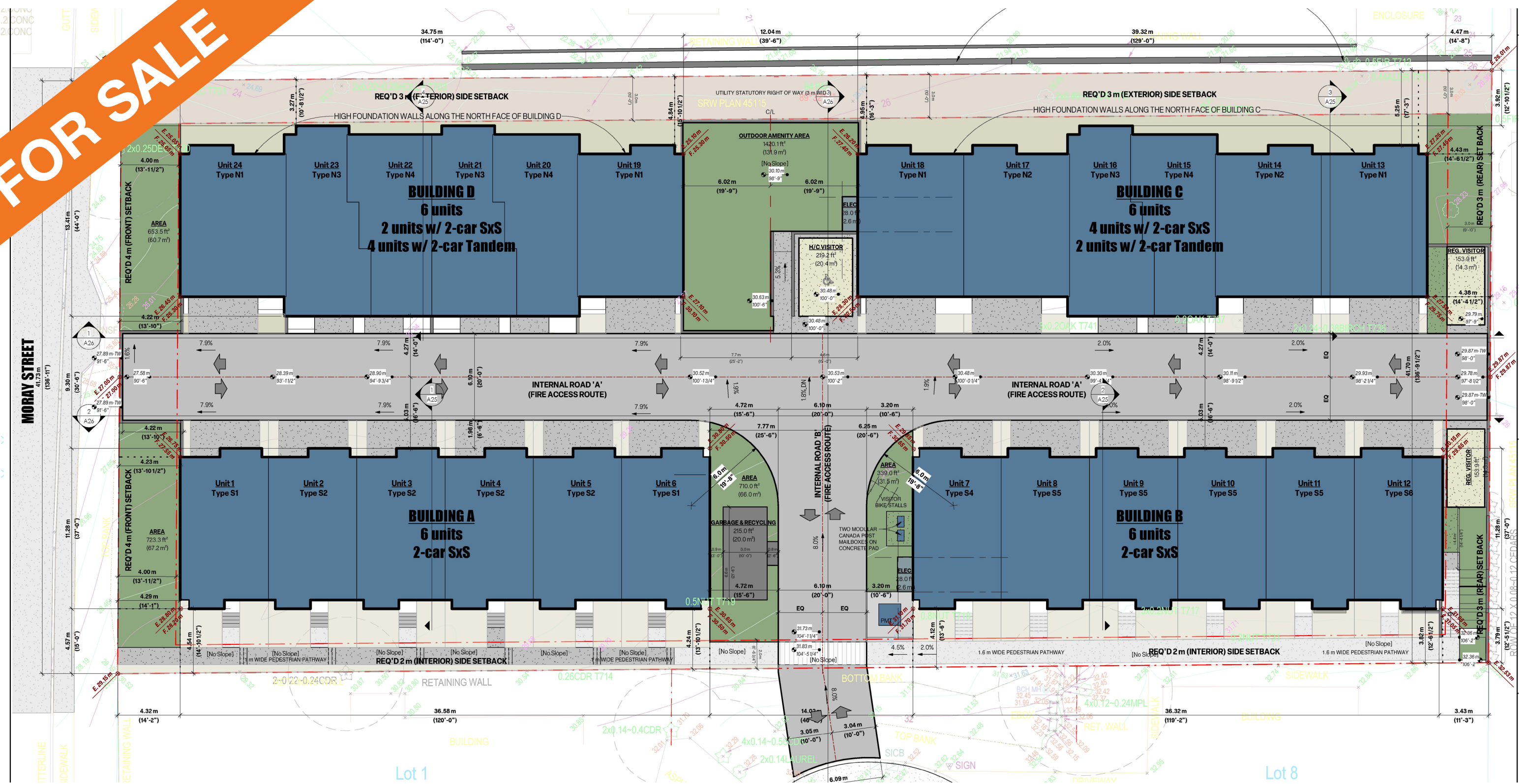


FOR SALE



3-STOREY WOOD-FRAME TOWNHOUSE DEVELOPMENT

112 MORAY STREET PORT MOODY BC



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MOODY CENTRE NEIGHBOURHOOD

OPPORTUNITY SUMMARY

This offering represents an opportunity to acquire a townhouse development site in Port Moody, British Columbia. The 0.98-acre consolidated site at 112 Moray Street is proposed for 24 three-storey wood-frame townhomes across four buildings, with Rezoning and Development Permit applications currently in progress. Each townhome features a private garage, private outdoor space, and spacious 3 or 4-bedroom layouts well-suited for families.

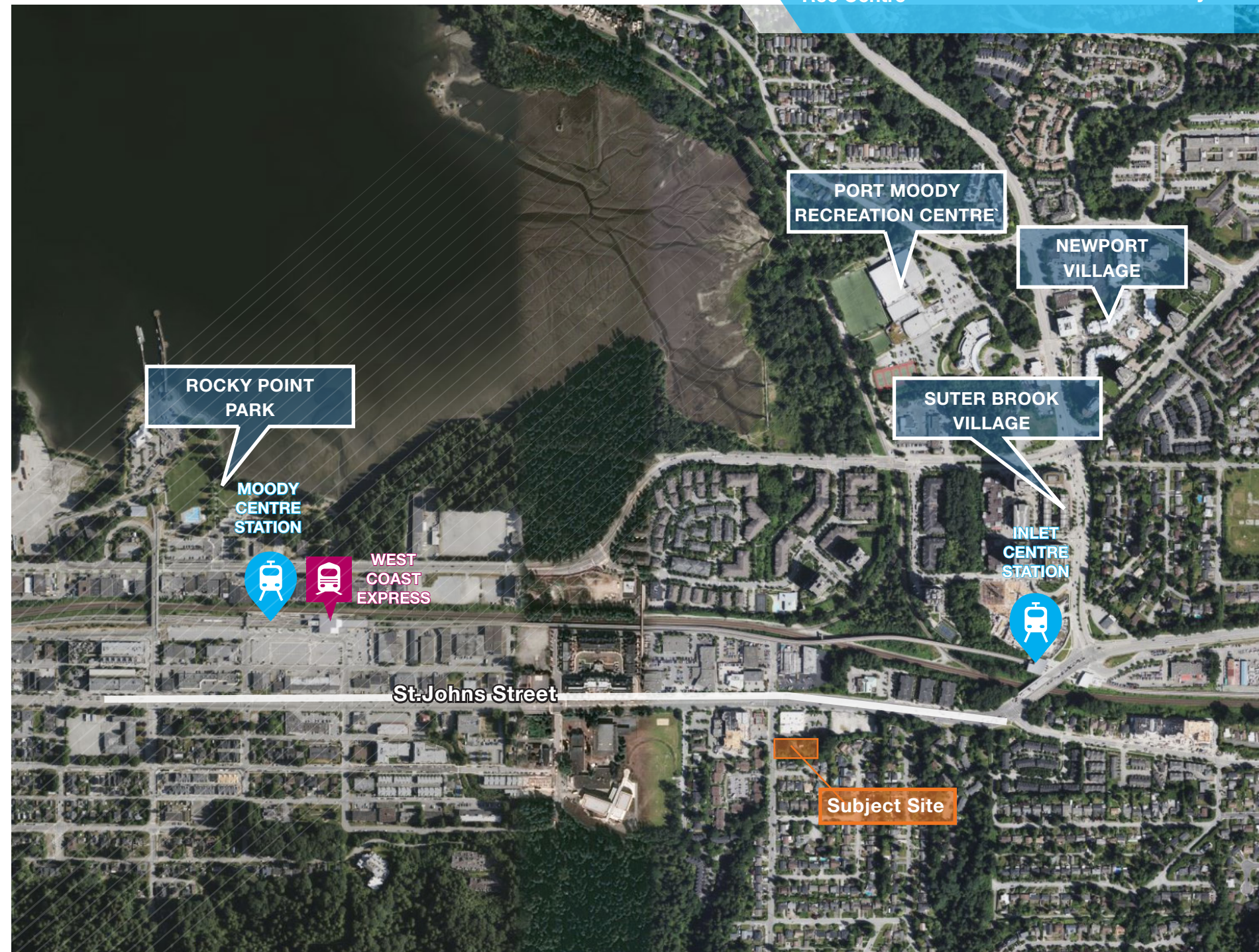
Port Moody offers an exceptional quality of life with access to the Westcoast Express, SkyTrain Evergreen Extension, Burrard Inlet, and Rocky Point Park. The subject site is within walking distance of Shoppers Drug Mart, Dairy Queen, and St. Johns Street transit connections, positioning this development to attract strong buyer demand in a supply-constrained market.

The site benefits from close proximity to established amenities, strong school catchments, and a municipality with a track record of supporting thoughtful residential densification in appropriate locations.

6 MIN
Port Moody Rec Centre

7 MIN
Rocky Point Park

15 MIN
Simon Fraser University



SALIENT FACTS

Address
112 Moray Street, Port Moody BC

Neighbourhood
Moody Centre

Current Zoning
RS1 – Single Family Residential

Proposed Zoning
RM4 (Rezoning in Progress)

Gross Site Area
0.98 Acres / 3,948 m²

Total GFA
40,470 SF / 3,754 m²

Unit Count
24 Residential Units

Unit Mix
3 & 4 Bedroom Townhomes

Parking
51 Stalls (resident, visitor, accessible)

FAR
0.95



HIGHLIGHTS

- 24 three-storey wood-frame townhomes across 4 buildings.
- Currently submitted for Rezoning and Development Permit approval
- 3 and 4 bedroom plans ranging from approximately 1,500 to 2,000 SQFT
- Consolidated site steps from St. Johns Street and Shoppers Drug Mart
- Access to the Westcoast Express, SkyTrain Evergreen Extension
- Port Moody is one of Metro Vancouver's most desirable communities with offering strong fundamentals for family-oriented residential development.

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E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation

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