



Rocky Point Park

Moody-Centre
Station

MIXED-USE PORT MOODY DEVELOPMENT SITE

2300 CLARKE STREET
PORT MOODY BC

**LONDON
PACIFIC**

THE HEART OF PORT MOODY OPPORTUNITY

London Pacific is proud to present for sale this exceptional 24,879 Sf development property located on Clarke Street, in the centre of Port Moody, BC. With its designation as Mixed Use-Moody Centre & Heritage Commercial District, in the Official Community Plan, and its strategic proximity to amenities and major transportation routes, this potential development site holds immense opportunity for investors and developers seeking to capitalize on Port Moody's rapid growth and vibrant community.

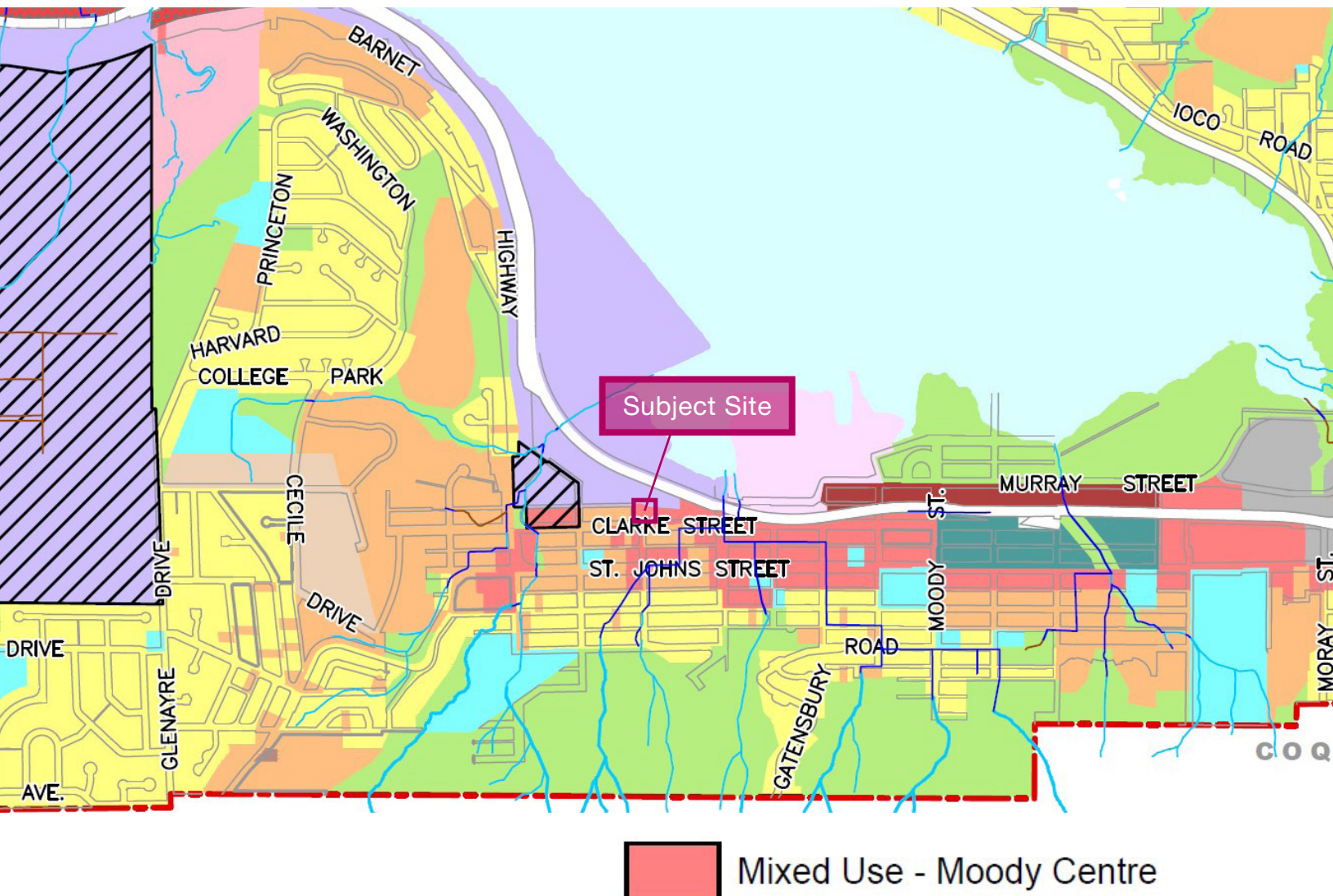
The council approved Port Moody's Official Community Plan in October of 2014. It is a comprehensive plan that provides a vision and framework for the city's growth, future development, and land use. The plan focuses on creating a vibrant, walkable, and mixed-use urban core, enhancing public spaces, promoting economic growth, and improving transportation and infrastructure in the city center.



PORT MOODY OFFICIAL COMMUNITY PLAN

DEVELOPMENT OPPORTUNITY

The subject site is designated Mixed Use- Moody Centre & Heritage Commercial District in the City's Official Community Plan. This designation allows for a mixed-use development, up to three (3) stories, and under the proposed C3 zoning, has no maximum lot coverage. At present, this designation would allow 1 level of commercial/ retail followed by 2 levels of residential dwellings above. This advantageous classification empowers developers to craft a vibrant project that caters to the growing need for residential properties. Offering convenient connections to both Port Moody Centre and downtown Vancouver, within a thriving market and surrounded by plentiful amenities, this property presents an exceptional opportunity for development.



2300 CLARKE STREET, PORT MOODY

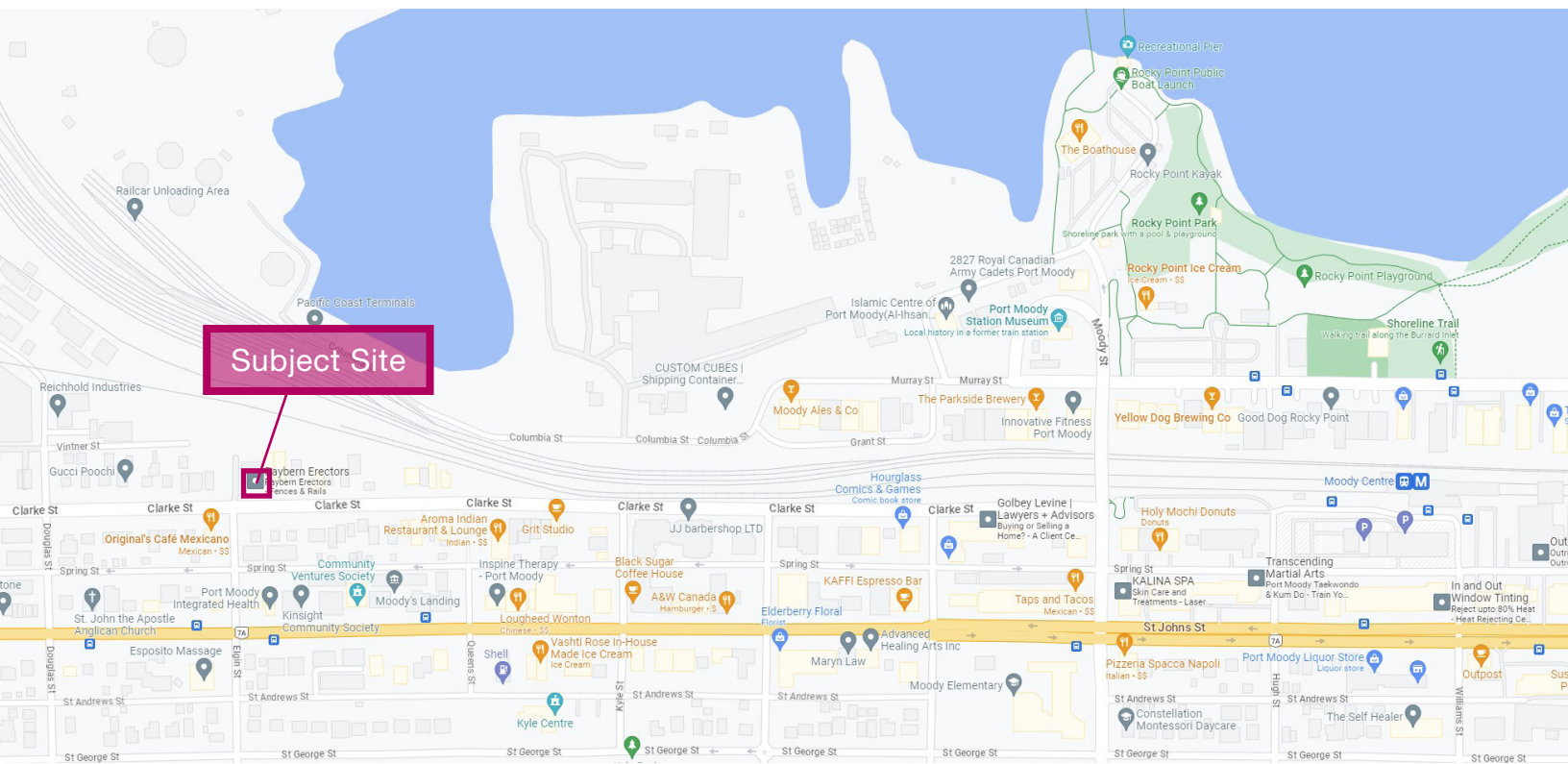
SITE LOCATION

The potential development site's location is truly a standout feature. Positioned in the heart of Moody Center, North on Clarke Street, and directly across from Elgin Street, this site offers a prime and strategic location for future residents. Surrounding this site is a vibrant array of restaurants, breweries, and cafes, creating a dynamic and lively atmosphere that provides an unparalleled level of convenience and connectivity for residents. Whether it's a cozy cafe for a morning pick-me-up or a trendy restaurant for a delightful evening, the options are rich and diverse, catering to various tastes and preferences.

Adding to the allure, the site is within a short and pleasant walking distance to the iconic Rocky Point Park. This not only offers a beautiful natural escape but also an opportunity for residents to enjoy leisurely walks, picnics, and outdoor activities.

What truly sets this development apart is its seamless integration with an already well-established public transportation system. This ensures that residents can effortlessly navigate the city, minimizing commute times and maximizing their daily routines. The 15-minute walk to Moody Centre Station is a significant advantage, with a mere 45-minute Sky Train Ride, residents can access Downtown Vancouver. Additionally, the West Coast Express provides an efficient travel option, getting residents to Vancouver in just over 30 minutes.

This strategic location, combined with the nearby amenities, accessible parks, and excellent transportation options, creates an enticing proposition for potential buyers and investors. The potential for a dynamic and connected lifestyle is within reach for those who choose to make this development their future home.



DETAILED INFORMATION

DEVELOPMENT POTENTIAL

SALIENT FACTS

Address

2300 Clarke Street, Port Moody

Neighbourhood

Moody Centre

Gross Site Area

24,879 Sqft

Current Zoning

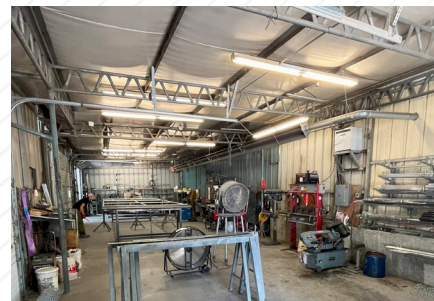
M1- Light Industrial

OCP Land Use Designation

Mixed Use Moody Centre &
Heritage Commercial District

CURRENT IMPROVEMENT

At present there is an owner-occupied business situated on the property. The owner would entertain the idea of a leaseback while the property is taken through the rezoning process.



THE NEIGHBOURHOOD

PORT MOODY

Nestled harmoniously between the embrace of mountains and the allure of calm waters, Port Moody beckons with a distinctive and enriching living experience. Its historic downtown exudes charm, while the scenic waterfront and verdant parks form an inviting tapestry for a thriving community life. What's more, the convenience of the SkyTrain seamlessly links residents to both the urban heartbeat and the untamed outdoors. Amidst this backdrop of natural splendor and connectivity, Port Moody shines as a culinary haven, boasting an array of breweries and restaurants that tickle every palate. The city's commitment to education adds another layer of attraction, with esteemed schools fostering a bright future for families. Whether indulging in the local arts and culture scene, relishing the dining diversity, or accessing downtown Vancouver's vibrancy via the SkyTrain, Port Moody encapsulates an enriching lifestyle that seamlessly blends leisure and growth. Such promise for a rewarding life, alongside its flourishing popularity, cements Port Moody not only as an inviting residence but also as an astute investment choice.

Rocky Point Park







Moody Centre Station



THE CURRENT MARKET

MARKET ANALYSIS

Port Moody's Wood Frame development within the City is experiencing unprecedented revenue levels, with the four ongoing projects achieving average sales prices surpassing \$960 per square foot. Notably, Portwood- Umbra (phase 1), launched in Q1 2023, are demonstrating robust sales at approximately \$990 per square foot, accompanied by strong absorption rates. This remarkable performance indicates a sustained demand for wood frame properties and promising development prospects in this community throughout 2023 and beyond.

PROJECT	Stika House	Chroma	Hue	Umbra
				
Release Date	01/12/2022	05/05/2022	17/02/2022	23/04/2023
Developer	Dulex Laidler Developments	Forte Living	Marcon	Edgar Development
Total Units	88	70	222	219
Sold Units	86	39	155	125
Status	Now Selling	Now Selling	Now Selling	Now Selling
Average Price/SF	\$1100	\$994	\$982	\$990
Average Total Price	\$589,600	\$770,350	\$720,788	\$886,050

Don't miss your chance to seize this exceptional development opportunity in Port Moody. For more information, investment details, and to explore the vast potential of this property, get in contact today.

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