



**FOR SALE**

# INCOME PRODUCING DEVELOPMENT PROPERTY

627 Harrison Avenue Coquitlam, BC

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**LONDON**  
**PACIFIC**

# OPPORTUNITY OVERVIEW

London Pacific is pleased to present this highly desirable investment or owner-occupier opportunity with medium-density development potential (6-storey apartment) in the heart of Burquitlam. Situated on a large 9,932 SQFT lot, this well-maintained two-level home offers ample living space and strong holding income potential, as the property is easily tenanted. Features include a private backyard and large workshop, with close proximity to amenities such as commercial, SkyTrain and transit, schools and parks. Overall, this is an incredible investment opportunity offering holding income while securing a property in one of the few remaining development sites in the area.



# SALIENT DETAILS

LEGAL DESCRIPTION: LOT 5 DISTRICT LOT  
106 GROUP 1 NEW  
WESTMINSTER  
DISTRICT PLAN 16042

ADDRESS: 627 Harrison Avenue

PID: 010-166-564

NEIGHBOURHOOD: Burquitlam

YEAR BUILT: 1956

GROSS LOT AREA: 9,932 SQFT

OCP DESIGNATION: RA-2  
Medium Density

LAND:  
BUILDABLE: \$177 / SQFT  
\$73 / SQFT @ 2.4 FSR

FSR: 2.4 ANY TENURE  
3.0 100% RENTAL

PROPERTY TAXES: \$6,252.48  
2025

## INVESTMENT HIGHLIGHTS



One of the remaining Development Site opportunities in the area



Designated RA-2 Medium Density



Situated ideally near walkable amenities



Potential future assembly



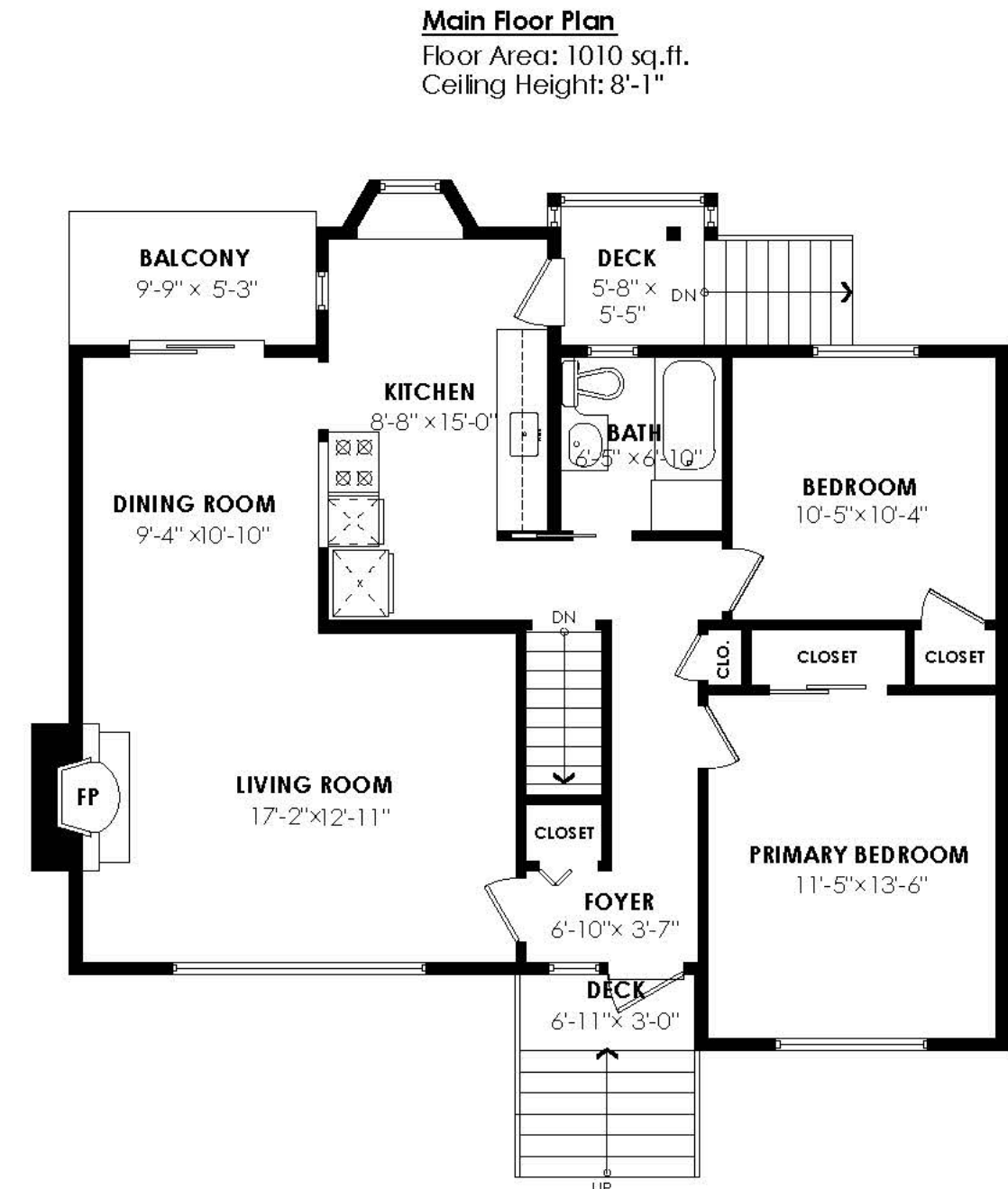
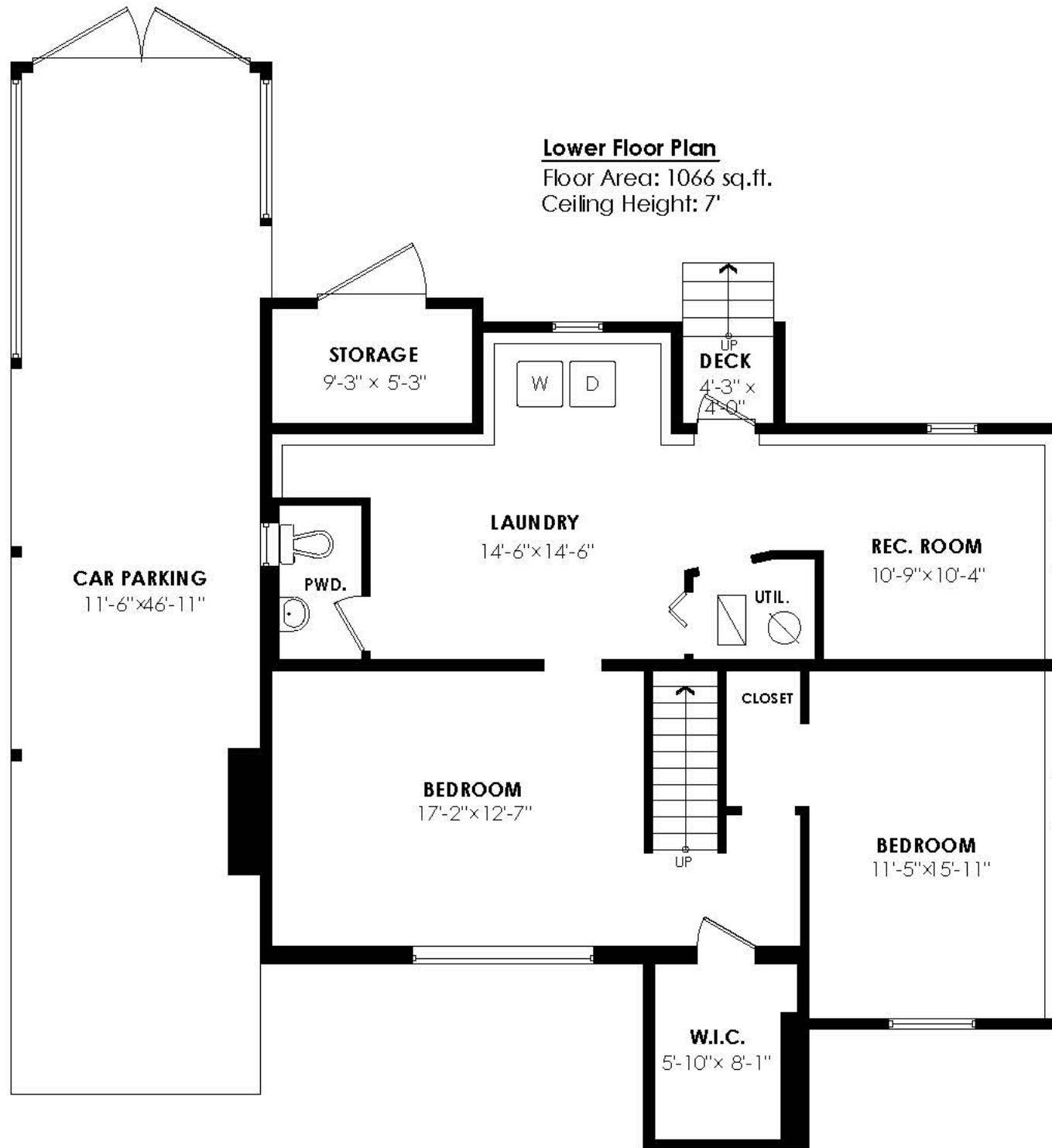
# IMAGE GALLERY



## 627 Harrison Avenue, Coquitlam

### FLOOR AREA FINISHED:

Lower Floor:	1,066 sq. ft.	Parking:	551 sq. ft.
Main Floor:	1,010 sq. ft.	Storage:	56 sq. ft.
<b>FINISHED TOTAL:</b>	<b>2,076 sq. ft.</b>	Balcony:	51 sq. ft.
		Deck:	75 sq. ft.
		<b>EXTRAS:</b>	<b>733 sq. ft.</b>

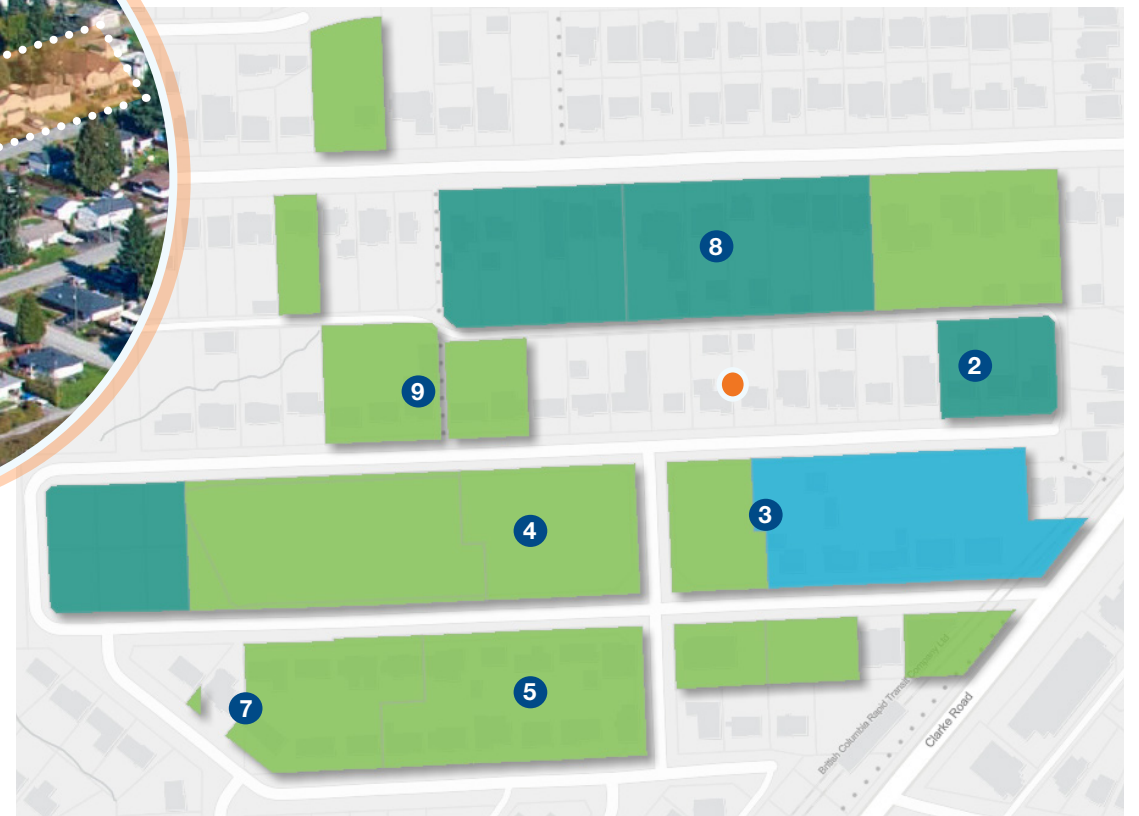
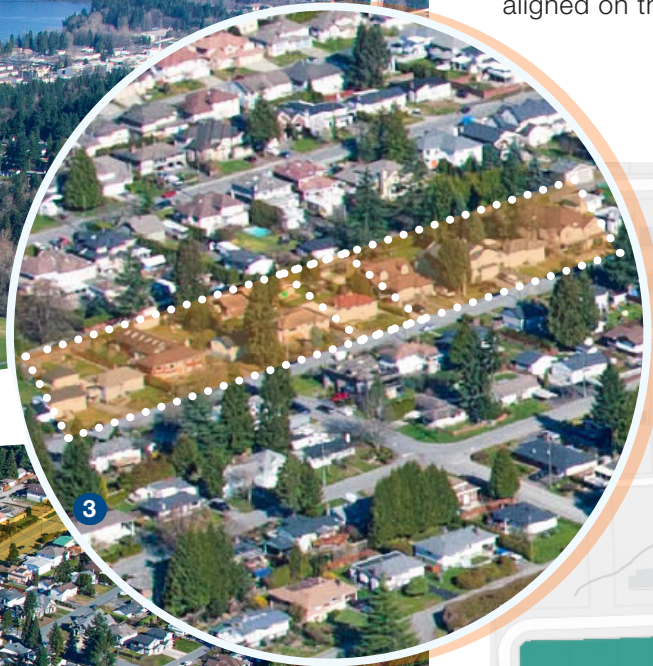




# INVESTMENT POTENTIAL

Potential Assembly from 613 Harrison Avenue through to 643 Harrison Avenue. with the subject property an anchor in the middle at 627 Harrison Avenue.

This 10-lot assembly has previously been under contract, demonstrating the property owners' willingness to participate in a development land transaction and their understanding of the timelines involved. As development land values recover, a prospective purchaser can take confidence in the assembly's ability to mobilize as a cohesive group, with ownership aligned on the objective of selling for redevelopment.



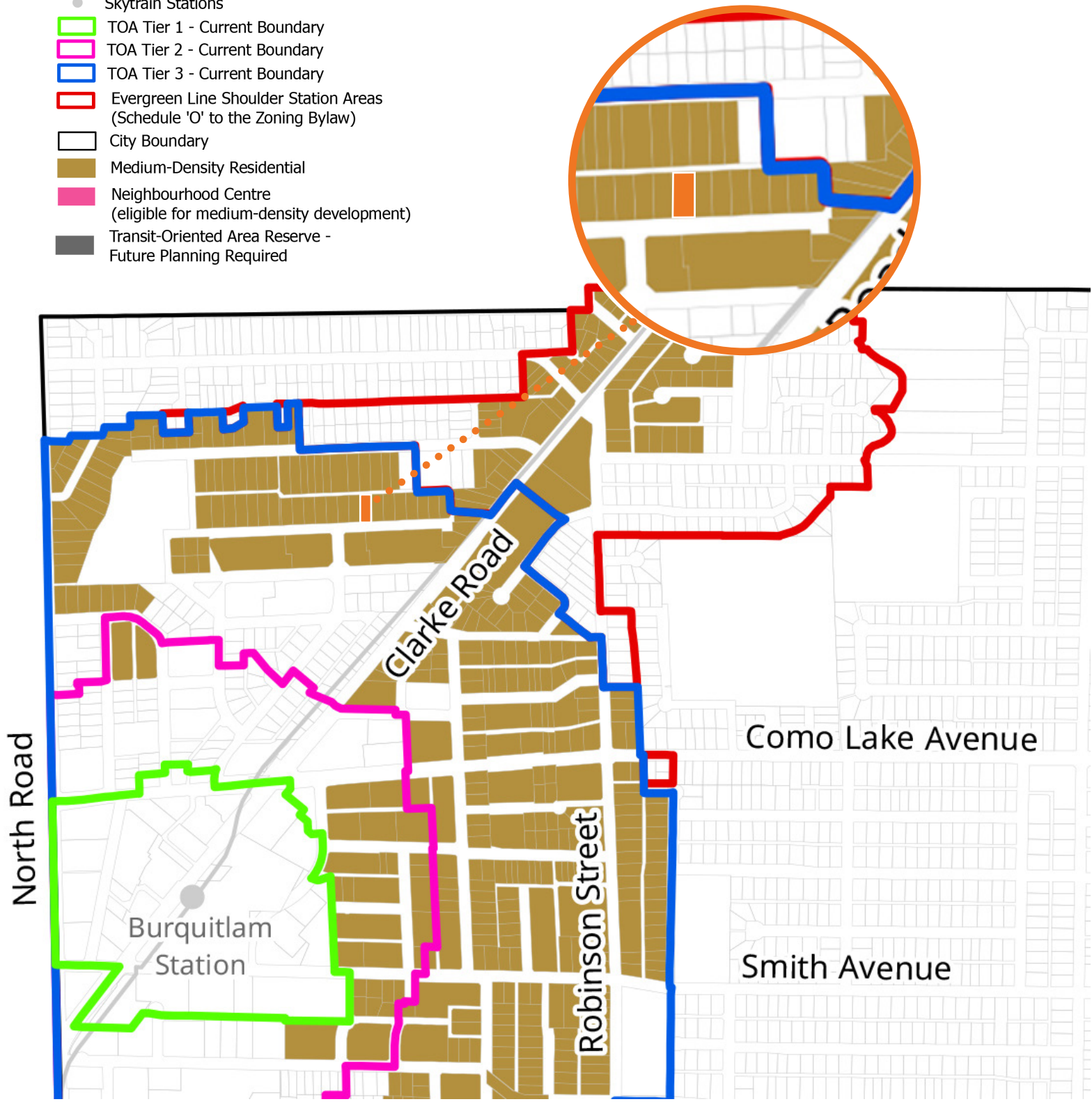
## LEGEND

- 1 Burquitlam Park District | Intergulf | Phase 1 Tower 2 | 229 Market Strata Units
- 2 In Planning | 655 Harrison Ave | Stacked Townhomes | 42 Market Strata Units
- 3 Pre-Construction | 628 Harrison Ave | Woodframe Apartment | 118 Market Strata Units
- 4 Portico | Wanson Group | Woodframe Apartment | 145 Market Strata Units
- 5 Olo | Rize Alliance Properties | Buildings 1-4 | 404 Market Strata Units | 141 Market Rental Units
- 6 DP in Process | 702 Clarke Road | Clarke Road Project | Buildings 1-3 | Market Strata
- 7 Pre-construction | Kora & Kemsley | Strand | 584 Kemsley Ave | 320 Market Strata | 115 Market Rental Units
- 8 Thompson | Adera | 614-624 Thompson Avenue | 118 Market Strata Units | Stacked townhome
- 9 Harriswood | Domas Homes | 611 Harrison Avenue | 59 Market Strata Units | Stacked townhome

# LAND USE POLICY

## Legend

-  Skytrain Lines
-  Skytrain Stations
-  TOA Tier 1 - Current Boundary
-  TOA Tier 2 - Current Boundary
-  TOA Tier 3 - Current Boundary
-  Evergreen Line Shoulder Station Areas (Schedule 'O' to the Zoning Bylaw)
-  City Boundary
-  Medium-Density Residential
-  Neighbourhood Centre (eligible for medium-density development)
-  Transit-Oriented Area Reserve - Future Planning Required



# NEW DESIGNATION

The City of Coquitlam has adopted new medium-density zones following a public hearing on **April 27, 2026**, to align with provincial housing legislation which replaces this RM-3 Zone with RA-2 (inside Transit-Oriented Areas).

# RA-2

**TRANSIT-ORIENTED  
MEDIUM DENSITY RESIDENTIAL  
INSIDE TOA**

To implement provincially required changes, Coquitlam replaces the current RM-3 zone that uses Density Bonus with two new medium-density apartment residential zones - RA-1 for outside Transit-Oriented Areas and **RA-2 for inside Transit-Oriented Areas**. These proposed new zones:

Maintain similar density to the current RM-3 zone, except where provincial Transit-Oriented Area minimum densities apply; and Allow up to 1.85 or 2.4 FAR (depending on location) for both rental and strata tenure. Over these densities, 100% rental tenure is allowed.

RA-2 is intended to be used in Transit-Oriented Areas and therefore, has higher densities than RA-1 to meet provincial requirements for minimum densities.

**2.4 ANY TENURE**

**3.0 100% RENTAL (TIER 3)**

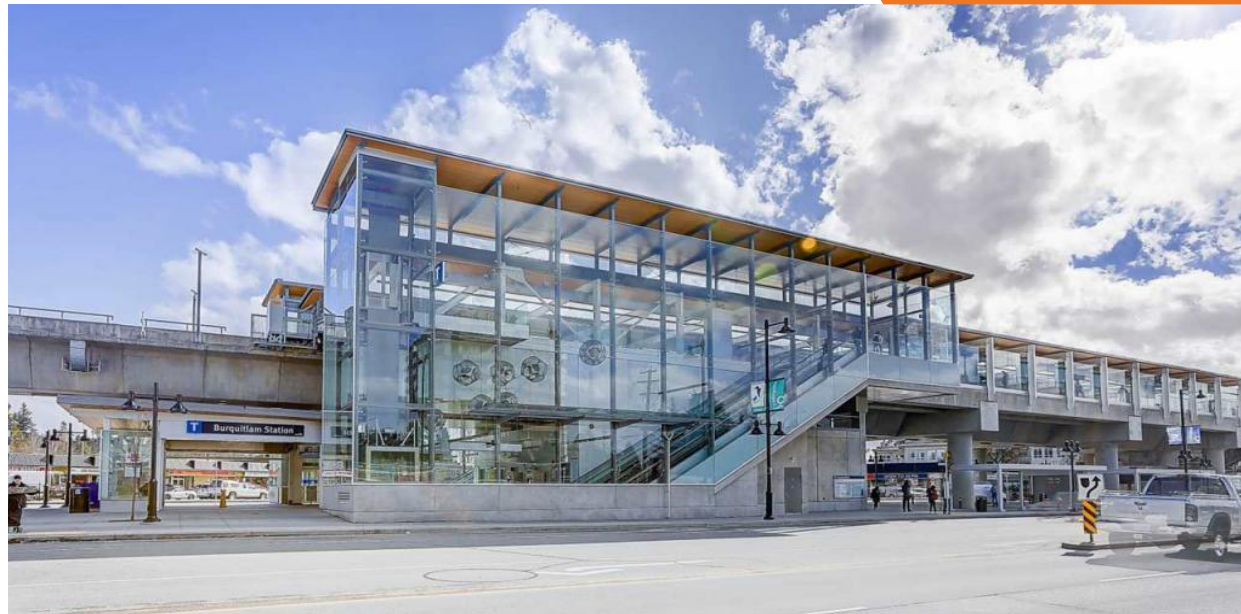
# LOCATION BURQUITLAM

Situated in the heart of Burquitlam and within walking distance of the Burquitlam Station and Evergreen Line, this is an excellent opportunity to participate in a vibrant and growing community.

The Neighborhood is conveniently located in close proximity to Lougheed mall, North Rd. Mall, Coquitlam City Centre, Port Moody and Simon Fraser University, with views of both the Burnaby and Coquitlam Lougheed corridor.

The Burquitlam Town Centre has been structured along the objectives of Transit-Oriented Development, an evolving series of planning objectives placing public transit at the heart; Rapid Transits Evergreen Line to run from North Rd to Clarke Rd .

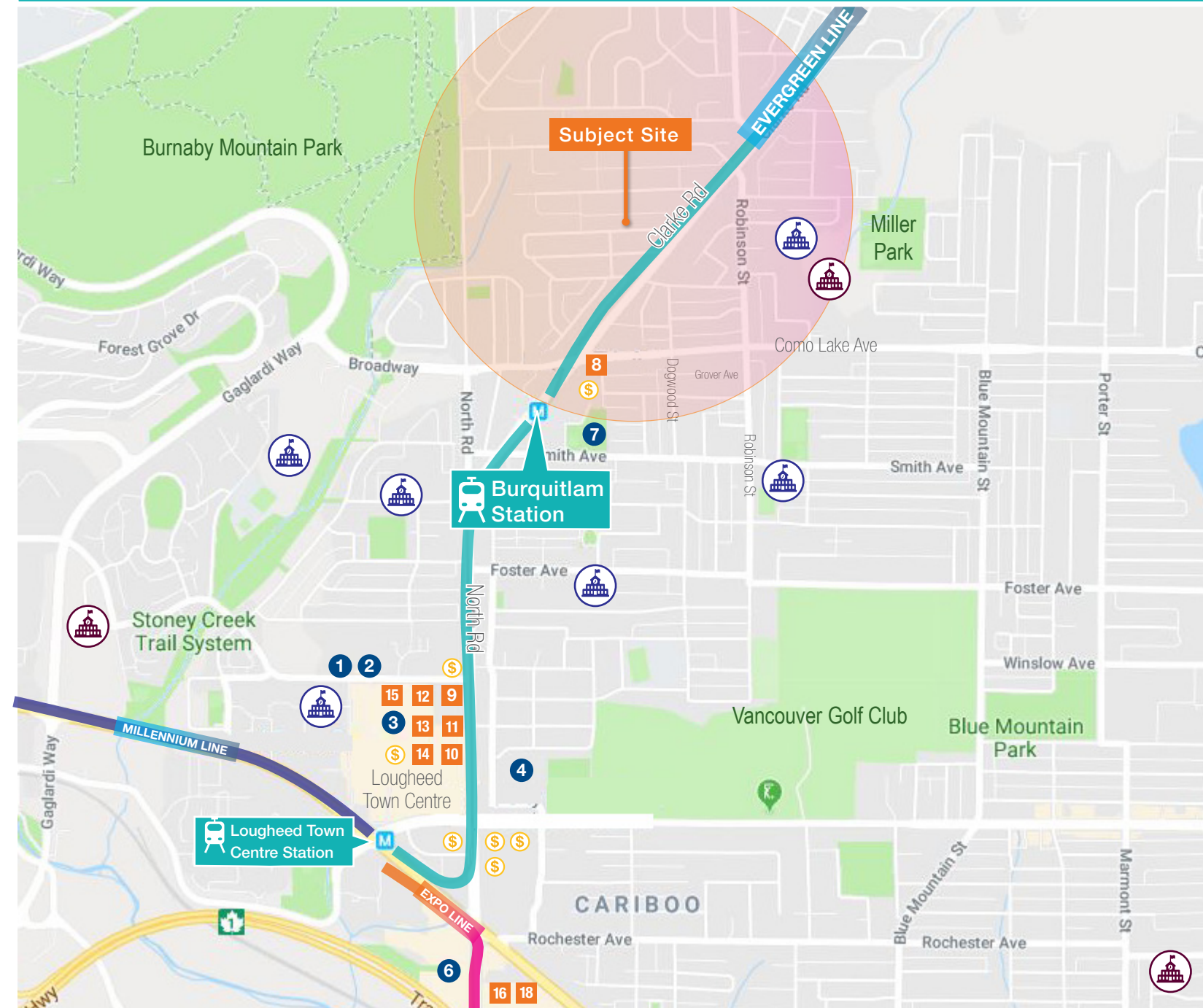
Burquitlam Skytrain Station



Simon Fraser University



WALKING		SKYTRAIN		DRIVING	
15 min	Burquitlam Skytrain	3 min	Lougheed Town Centre	2 min	Safeway Burquitlam
10 min	Safeway	4 min	Port Moody	5 min	Port Moody Secondary
10 min	Burnaby Mountain Park	14 min	Coquitlam Centre	6 min	School
11 min	Miller Park Elementary	35 min	Downtown Vancouver	6 min	Rocky Point Park
14 min	School			15 min	Simon Fraser University



- |                              |                      |                     |                            |
|------------------------------|----------------------|---------------------|----------------------------|
| 1 CAMERON RECREATION COMPLEX | 8 SAFEWAY            | 15 RONA             | ELEMENTARY SCHOOLS         |
| 2 BURNABY PUBLIC LIBRARY     | 9 SHOPPERS DRUG MART | 16 H-MART           | MIDDLE & SECONDARY SCHOOLS |
| 3 LOUGHEED TOWN CENTRE       | 10 GOODLIFE FITNESS  | 17 BURQUITLAM PLAZA | BANKS                      |
| 4 COQUITLAM COLLEGE          | 11 SAVE-ON FOODS     | 18 HANIN VILLAGE    |                            |
| 5 CARIBOO CENTRE             | 12 WALMART           |                     |                            |
| 6 NORTH ROAD CENTRE          | 13 LONDON DRUGS      |                     |                            |
| 7 YMCA                       | 14 THE BAY           |                     |                            |



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