



BALMORAL PLACE

NEW MASTER PLANNED COMMUNITY
DEVELOPMENT OPPORTUNITY

CBRE



BALMORAL PLACE

201-288 BALMORAL PLACE, PORT MOODY

SITE AREA	4.88 ACRES
CURRENT ZONING	RM1
OCP DESIGNATION	MULTI-FAMILY RESIDENTIAL & HIGH-RISE RESIDENTIAL
PROJECTED FSR	3.40 BLENDED (CONCEPTUAL)
LIST PRICE	BID PROCESS

THE OFFERING

On behalf of the owners of the **Strata Corporation NWS1808** (collectively the “Vendor”), CBRE Limited (CBRE) (the “Agent”) is pleased to offer for sale 201-288 Balmoral Place, Port Moody, BC (the “Property”).

Covering an expansive 4.88 acre site, existing improvements include 88 stratified townhouse units. The site is exceptionally located, across from Eagle Ridge Hospital and minutes from the bustling Suter Brook and Newport Villages in Port Moody. The Property is considered to be a trophy redevelopment opportunity for a Purchaser to construct a high-end, multi-phase, master planned community comprised of multiple building forms.

THE OFFERING PROCESS

The Vendor is a strata corporation. Any offer to purchase all 88 strata lots and common property comprising Strata Plan NWS1808 is subject to the provisions of the Strata Property Act. All prospective purchasers will be advised of an offer submission date after an initial marketing period.

SUBMISSION GUIDELINES

The Vendor has adopted an unpriced, modified bid process. Interested parties are invited to submit an offer in the form of a Letter of Intent (the form of which will be provided upon request) that addresses the requirements below:

1. Purchase Price and confirmation of the deposits payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an “as-is” basis

BID SUBMISSIONS DATE

To be announced following the full marketing process.



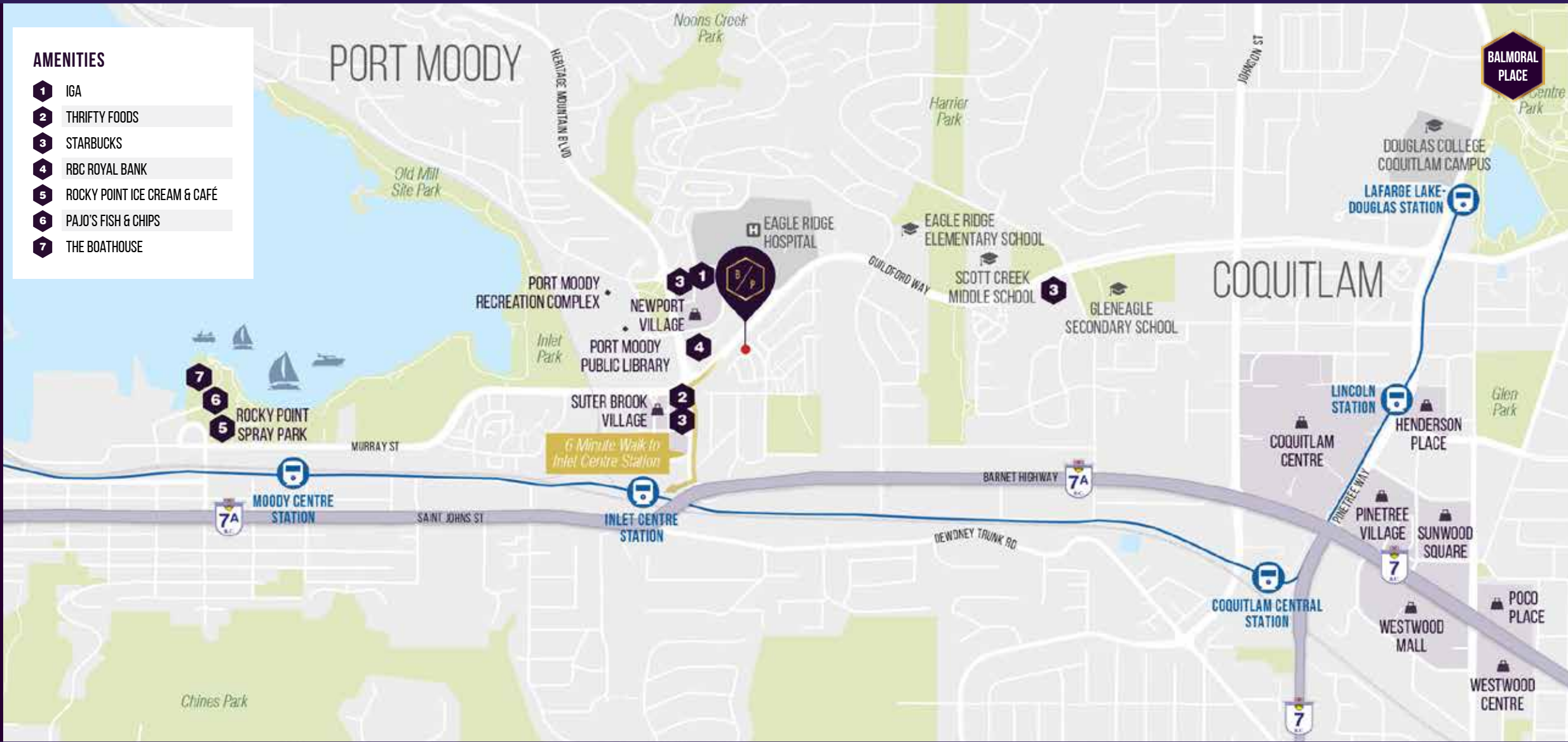


PROPERTY SUMMARY

ADDRESS	201-288 Balmoral Place, Port Moody, BC
YEAR BUILT	1981
CURRENT IMPROVEMENTS	88 Stratified Units
SITE SIZE & DIMENSIONS	4.88 Acres (Approx)* 212,573 SF (Approx)*
EXISTING BUILDING AREA	112,703 SF (Approx)*
*All measurements are approx. & Subject to verification by the Purchaser	
CURRENT ZONING	RM1
OCP LAND USE DESIGNATION	Multi-Family Residential & High-Rise Residential
PROJECTED FSR	3.40 Blended (conceptual)
LIST PRICE	BID PROCESS

AMENITIES

- 1 IGA
- 2 THRIFTY FOODS
- 3 STARBUCKS
- 4 RBC ROYAL BANK
- 5 ROCKY POINT ICE CREAM & CAFÉ
- 6 PAJO'S FISH & CHIPS
- 7 THE BOATHOUSE



PROPERTY PROFILE

The offering provides an exceptional opportunity to acquire a large scale trophy redevelopment site, currently improved with a townhouse complex comprising 88 townhouse units.

The property sits on an expansive 4.88 acre (212,573 SF) irregular shaped site located on the corner of Guildford Way and Balmoral Place in the City of Port Moody. The property features lush, green-space on a northwest sloping lot providing privacy from the busy Guildford Way. Balmoral Place benefits from unparalleled exposure to both vehicle and pedestrian traffic, with approximately 655 feet of frontage along Balmoral Place to the East and approximately 565 feet of frontage along Guildford Drive to the North.

The redevelopment of the Subject Property into a multi-phase, master planned community would enhance and significantly contribute to the current limited housing options in Metro Vancouver.

LOCATION OVERVIEW

Balmoral Place is located on the Southeast corner of Guildford Way and Balmoral Place, just minutes from Newport Village, Suter Brook Village and Eagle Ridge Hospital. Both Newport and Suter Brook Villages are examples of recently completed Master Planned, mixed-use development communities.

Suter Brook and Newport Villages feature numerous amenities including: Thrifty Foods, IGA, Kin's Market, Pharmasave, BC Liquor Store, Vancity, TD, RBC, Starbucks, JJ Bean, Cobs Bread, Browns Social House and the nearby Port Moody Rec Centre Complex and Public Library.

The City of Port Moody has become a thriving, rapidly growing community nestled between Burnaby and Coquitlam with a multitude of convenient transit options servicing most areas throughout the Tri-Cities and Metro Vancouver via the new Skytrain Evergreen Line and the West Coast Express.

NEIGHBORHOOD DEMOGRAPHICS (Within 3 KM of the Subject Property)

 ESTIMATED POPULATION (2017) 78,883	 PROJECTED POPULATION (2022) 84,741	 MEDIAN AGE 40.5	 HOUSEHOLD INCOME (2017) \$106,648	 HOUSEHOLD INCOME (2022) \$121,434	 VACANCY RATE 1.7%
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CONNECTIVITY

 EASY CONNECTION TO BARNET HIGHWAY (2 MINUTES) AND HIGHWAY 1 (12 MINUTES)	 LOCATED NEAR A MAJOR TRANSIT ROUTE PROVIDING ACCESS TO MOST METRO VANCOUVER MUNICIPALITIES
 QUICK ACCESS TO DOWNTOWN AND METRO VANCOUVER VIA THE SKYTRAIN EVERGREEN LINE	 NUMEROUS PARKS, TRAILS AND RECREATIONAL FACILITIES LOCATED IN PORT MOODY



VERY WALKABLE
MOST ERRANDS CAN BE ACCOMPLISHED ON FOOT



BIKEABLE
SOME HILLS, SOME BIKE LANES



OFFICIAL COMMUNITY PLAN

The Coronation Park Neighborhood Plan Area, as part of the Port Moody Official Community Plan designates the land use for Balmoral Place site as Multi-Family Residential & High-Rise Residential. While the permitted density for those designations are not specifically stated in the plan, the following excerpt from Section 15.3.1 of the Port Moody OCP provides further details on each of the land uses:

- + Hi-Rise Residential: Slender towers on 3-storey podium, with ground-oriented housing (maximum 26 storeys)
- + Low-Rise Residential: Mix of townhomes and apartments (maximum 4 storeys)

**Prospective Purchasers should consult with the planning department to discuss their individual development concepts.*



LEGEND

- MULTI-FAMILY RESIDENTIAL
- HIGH-RISE RESIDENTIAL
- MIXED USE - INLET CENTRE
- MIXED USE - MOODY CENTRE
- MIXED EMPLOYMENT

DEVELOPMENT POTENTIAL AND VISION

Balmoral Place is located within the Coronation Park Neighborhood Plan Area which is envisioned as a transit-oriented and pedestrian/biker friendly community. This area will be made up of a combination of residential and mixed-use buildings, comprising of housing forms that range from stacked townhomes and low-rise apartments to high-rise residential towers. The City's vision is to have ground-oriented amenities/shops and rapid-transit to be servicing the increased amount of residents to create a vibrant community in Port Moody.

Compared to the rest of the Coronation Park Area, the Subject Property is one of the more "development ready" sites due to the various roadways providing access to the Property. Currently, the City of Port Moody in conjunction with the City of Coquitlam are in the planning stages of adding a connection into Coronation Park off Barnet Highway, which will provide an additional access point for residents within Coronation Park. Further, the City of Port Moody also plans to add a pedestrian overpass connecting Coronation Park with the Inlet Center SkyTrain station, which will enhance pedestrian access to public transit.

A developer will have the opportunity to develop high-density developments along Guildford Way with a mix of lower density developments in the form of townhomes and apartments in the interior portions of the site. The redevelopment of Balmoral Place is an exciting and extremely rare opportunity for a developer to acquire and develop a strategic site with a stand-alone master planned community in the heart of one of the more sought after markets in Metro Vancouver.

CONTACT

LANCE COULSON

PERSONAL REAL ESTATE CORPORATION

EXECUTIVE VICE PRESIDENT

STRATA WIND-UP & PROPERTY SALES

604 662 5141 | LANCE.COULSON@CBRE.COM

MITCH CRAMP

VICE PRESIDENT

STRATA WIND-UP & PROPERTY SALES

778 372 1943 | MITCHELL.CRAMP@CBRE.COM

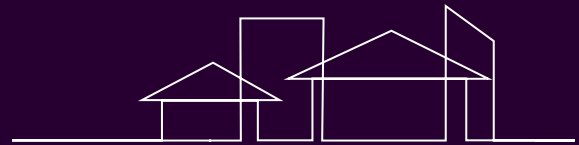
JIM SZABO

PERSONAL REAL ESTATE CORPORATION

VICE CHAIRMAN

NATIONAL INVESTMENT TEAM

604 662 5125 | JIM.SZABO@CBRE.COM



STRATA WIND-UP & PROPERTY SALES

CBRE LIMITED | 1021 WEST HASTINGS STREET | SUITE 2500 | VANCOUVER, BC | V6E 0C3

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