

FOR SALE

LAND ASSEMBLY



# 2018-2034 Clarke St

## Port Moody, BC

SUBJECT PROPERTIES

296'

133'

COLUMBIA ST

VIEW ST

BARNET HWY

CLARKE ST

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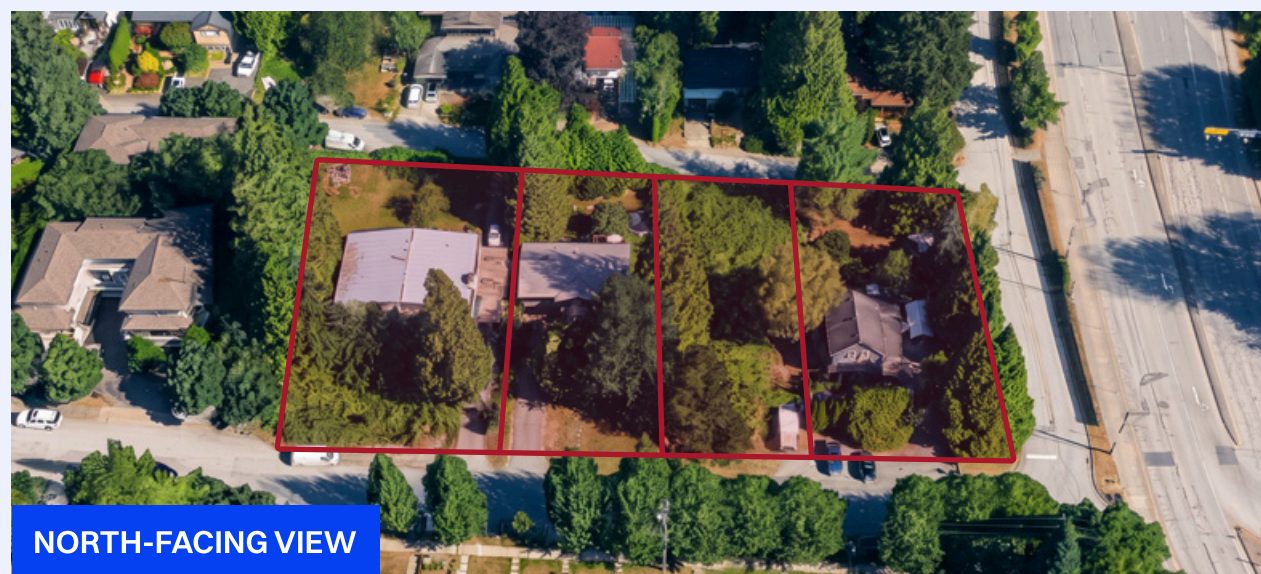
**Sunny Bansal\*, Partner**

(778) 840-2661

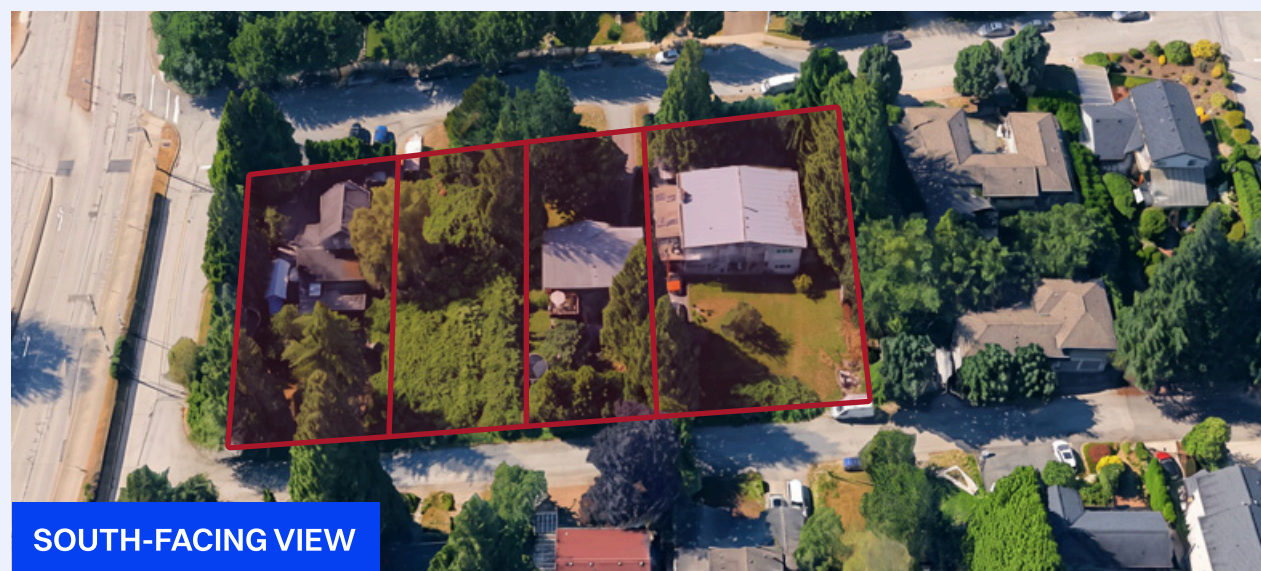
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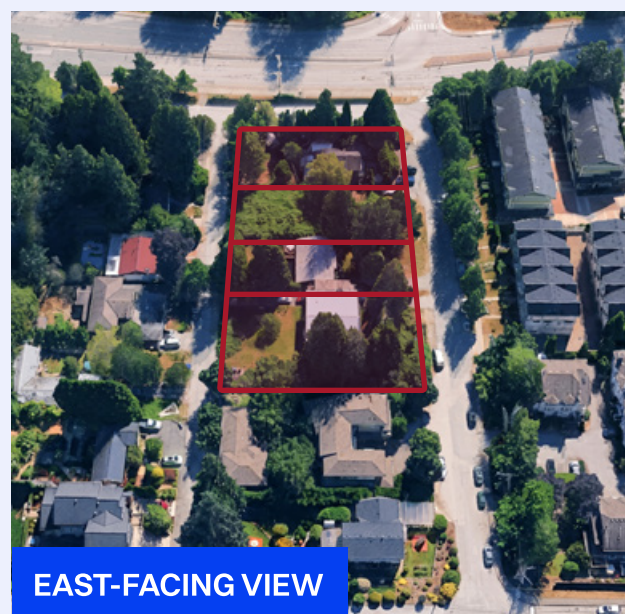
 **STONEHAUS**  
REALTY



NORTH-FACING VIEW



SOUTH-FACING VIEW



EAST-FACING VIEW



WEST-FACING VIEW

## The Opportunity

Iconic Properties Group is pleased to present a compelling development opportunity in Port Moody—a **4-lot assembly totaling approximately 39,180 SF (0.90 acres)**, consisting of **2018, 2024, 2030, and 2034 Clarke Street**, located within the **Port Moody Centre area**.

The site falls within the **Westport Local Plan** and is designated **Multi-Residential – 3 Storeys** under the City of Port Moody's Official Community Plan (OCP). This designation is intended to support **ground-oriented townhouse development up to three storeys**, with a maximum **FAR of 1.0**. **Stacked townhouse forms up to four storeys** may also be considered where underground parking and suitable green space can be provided, allowing for a maximum **FAR of 1.25** when the required parking is located underground.

This assembly offers developers and investors a well-located residential redevelopment opportunity within one of Port Moody's established growth areas.

### HIGHLIGHTS



#### 0.90-Acre Land Assembly

39,180 SF development site comprising four contiguous parcels at 2018–2034 Clarke Street.



#### Townhouse Development Potential

OCP designation supports ground-oriented townhouse development up to 3 storeys with a maximum FAR of 1.0.



#### Stacked Townhouse Opportunity

Stacked townhouses up to 4 storeys and 1.25 FAR may be considered with underground parking and green space.



#### Port Moody Centre Location

Strategically positioned within the Port Moody Centre area and the Westport Local Plan.



# Property Overview

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS           | <div><div>1</div>2018 Clarke St, Port Moody, BC V3H 1Y2</div> <div><div>2</div>2024 Clarke St, Port Moody, BC V3H 1Y2</div> <div><div>3</div>2030 Clarke St, Port Moody, BC V3H 1Y2</div> <div><div>4</div>2034 Clarke St, Port Moody, BC V3H 1Y2</div> |
| PID               | <div><div>1</div>002-564-475 &amp; 002-564-467</div> <div><div>2</div>011-459-573</div> <div><div>3</div>011-459-603</div> <div><div>4</div>000-467-529</div>                                                                                           |
| ZONING            | RT, RS1                                                                                                                                                                                                                                                 |
| OCP               | Westport; Multi-Residential - 3 Storeys                                                                                                                                                                                                                 |
| LOT DIMENSIONS    | 296' x 132.4'                                                                                                                                                                                                                                           |
| LOT SIZE          | 39,180 SF (0.9 Acres)                                                                                                                                                                                                                                   |
| FAR               | 1.0 FAR (Up to 1.25 FAR Potential)                                                                                                                                                                                                                      |
| STOREYS           | 3 Storeys (Up to 4 Storeys Potential)                                                                                                                                                                                                                   |
| TOTAL BUILDABLE   | 39,180 SF (Up to 48,975 Potential)                                                                                                                                                                                                                      |
| TAXES (2025)      | \$28,010.61                                                                                                                                                                                                                                             |
| ASSESSMENT (2026) | \$6,896,100                                                                                                                                                                                                                                             |
| ASKING PRICE      | Contact Listing Agent                                                                                                                                                                                                                                   |



VIEW ST & COLUMBIA ST



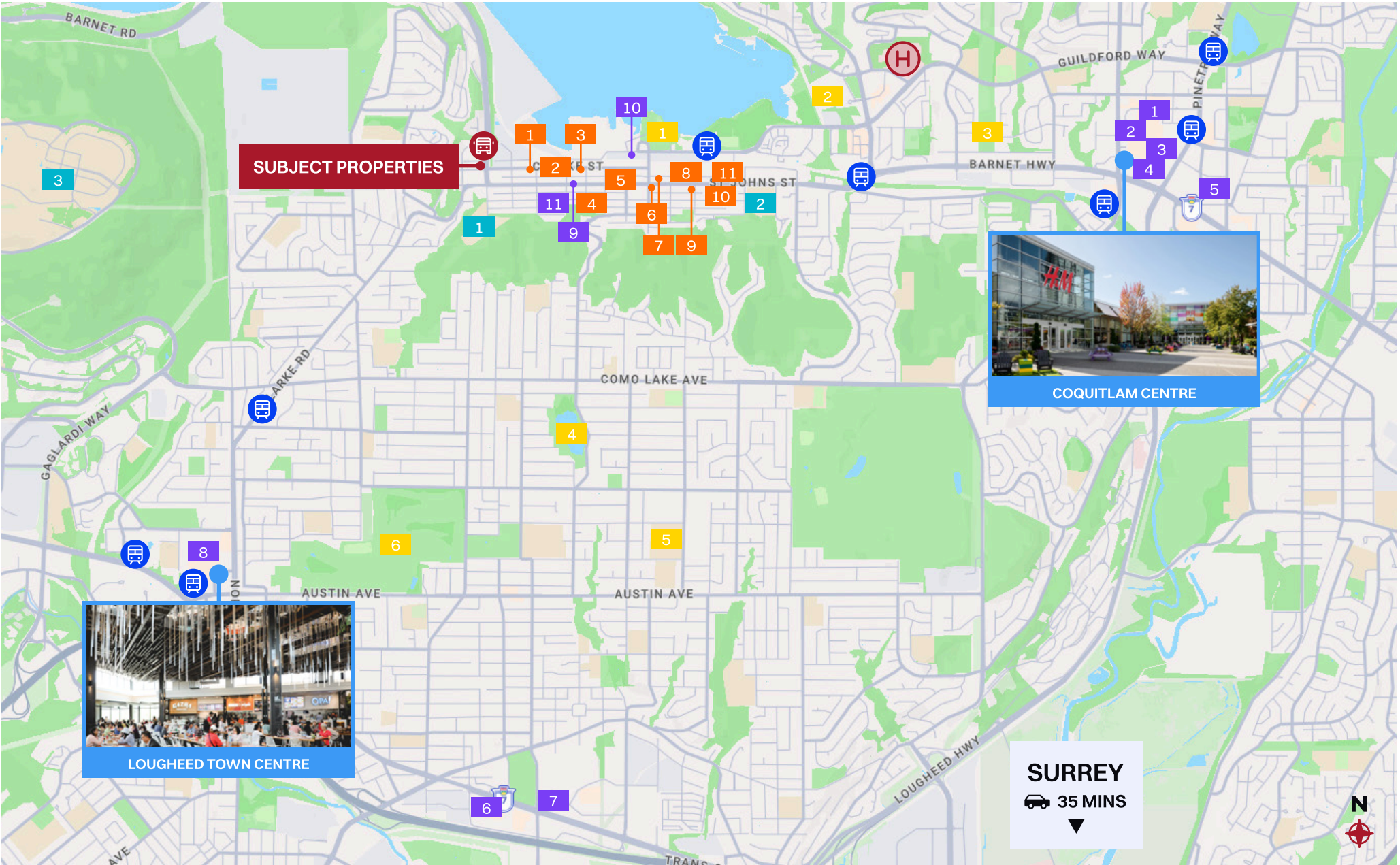
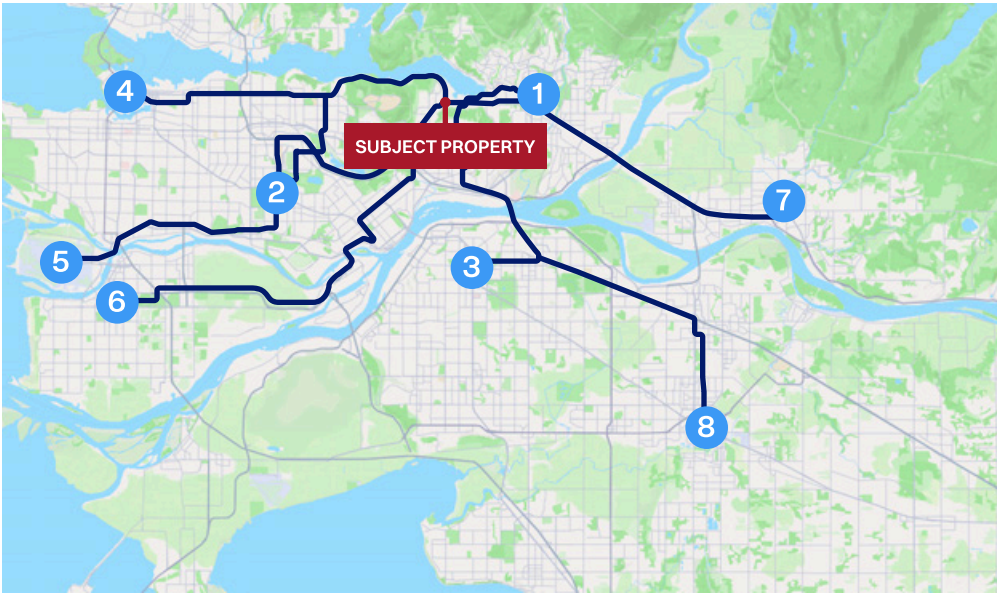
CLARKE ST FRONTAGE



Location Overview

Located along Clarke Street in Port Moody Centre, this development opportunity is positioned within one of the Tri-Cities' most established and evolving residential communities. The site benefits from strong regional connectivity, with convenient access to St. Johns Street, Barnet Highway, and major transportation routes across Metro Vancouver. Key destinations include Coquitlam (15 minutes), Burnaby (25 minutes), Surrey (35 minutes), Vancouver (45 minutes), Maple Ridge (50 minutes), Langley City (50 minutes), YVR Airport (60 minutes), and Richmond (60 minutes). The property is also well-served by public transit, with nearby access to Moody Centre SkyTrain Station, while residents benefit from close proximity to Rocky Point Park, Brewers Row, shops, restaurants, schools, and everyday amenities throughout Port Moody Centre.

| Key Destination           | Approx. Driving Time |
|---------------------------|----------------------|
| 1 Coquitlam Centre        | 15 minutes           |
| 2 Metropolis at Metrotown | 25 minutes           |
| 3 Surrey City Centre      | 35 minutes           |
| 4 Vancouver               | 45 minutes           |
| 5 YVR Airport             | 60 minutes           |
| 6 Richmond                | 60 minutes           |
| 7 Maple Ridge             | 50 minutes           |
| 8 Langley City            | 50 minutes           |



🍴 RESTAURANTS & CAFES

- 1 Original's Café Mexicano
- 2 Osteria Povera
- 3 Saint St Grill
- 4 Sabor A Mexico
- 5 Kaffi Espresso Bar
- 6 Pizzeria Spacca Napoli
- 7 Taps and Tacos
- 8 The Hard Bean Brunch Co.
- 9 Omega Cafe
- 10 Train Wreck Brewing
- 11 Sushi Modo

🛒 RETAIL & SERVICES

- 1 Walmart
- 2 T&T Supermarket
- 3 London Drugs
- 4 Best Buy
- 5 Save-on-Foods
- 6 IKEA
- 7 Canadian Tire
- 8 Lougheed Shopping Centre
- 9 Scotiabank
- 10 TD Canada Trust
- 11 Shell

🏞️ RECREATION & COMMUNITY

- 1 Rocky Point Park
- 2 Port Moody Recreation
- 3 Coquitlam Crunch Trail
- 4 Como Lake Park
- 5 Poirier Sport & Leisure
- 6 The Vancouver Golf Club

🎓 EDUCATION

- 1 Port Moody Secondary
- 2 Moody Elementary School
- 3 Simon Fraser University

2018-2034  
CLARKE ST

SKYTRAIN  
STATION

EAGLE RIDGE  
HOSPITAL

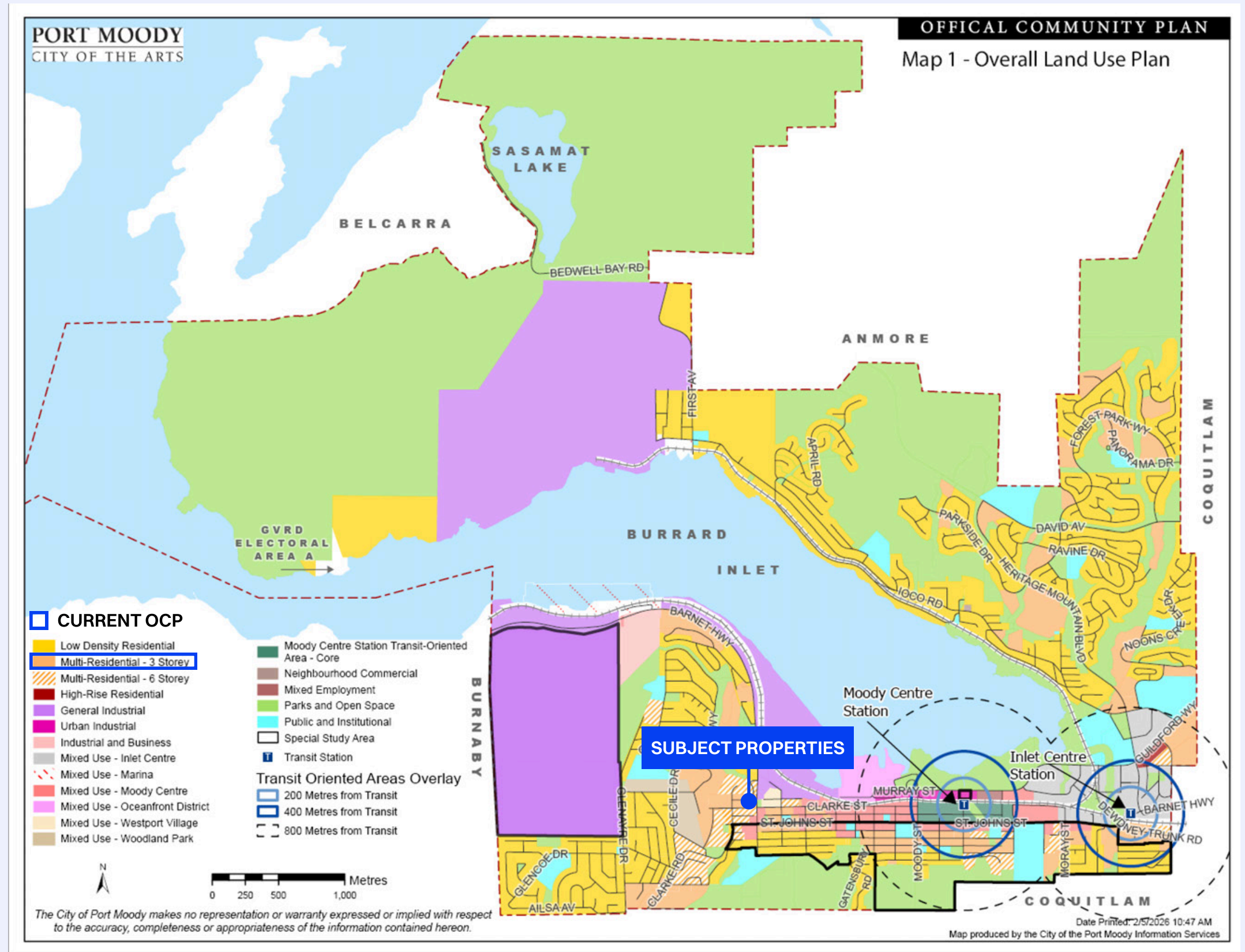
BUS STOP

## Planning Designations

This prime 0.9-acre (39,180 SF) four-lot assembly at 2018, 2024, 2030, and 2034 Clarke Street presents a compelling residential redevelopment opportunity within Port Moody Centre. The site is designated Multi-Residential - 3 Storeys under the City of Port Moody's Official Community Plan (OCP) and falls within the Westport Local Plan, supporting a range of townhouse-oriented housing forms that align with the City's long-term growth objectives. The designation allows for ground-oriented townhouse development up to three storeys with a maximum FAR of 1.0, while stacked townhouse forms up to four storeys and 1.25 FAR may be considered where underground parking and appropriate green space are provided. At the higher density, the site offers approximately 48,975 SF of potential buildable floor area, subject to City approvals and applicable development requirements.

Located within Port Moody Centre, the property benefits from excellent access to St. Johns Street, Barnet Highway, Moody Centre SkyTrain Station, and the West Coast Express, providing strong connectivity throughout the Tri-Cities and the broader Metro Vancouver region. The surrounding neighbourhood offers a desirable mix of urban convenience and outdoor lifestyle amenities, including Rocky Point Park, Brewers Row, schools, shops, restaurants, parks, and everyday services, making the area attractive to a broad range of future residents.

With continued population growth and housing demand throughout Port Moody, this assembly presents an opportunity for developers to deliver a thoughtfully designed townhouse or stacked townhouse community in an established and increasingly desirable neighbourhood. The combination of development potential, transit accessibility, nearby amenities, and a sizeable contiguous land assembly positions the property as a strong redevelopment opportunity within one of the Tri-Cities' most active residential markets.



# Nearby Development Projects



**SUBJECT SITE**

## Edgestone

BY BOLD PROPERTIES



| UNITS | FLOORS | YEAR BUILT | TYPE      |
|-------|--------|------------|-----------|
| 38    | 3      | 2020       | Townhouse |

## Sophia Living

BY PAULSUN DEVELOPMENT



| UNITS | FLOORS | YEAR BUILT | TYPE      |
|-------|--------|------------|-----------|
| 30    | 3      | 2021       | Townhouse |

## Hue

BY MARCON



| UNITS | FLOORS | YEAR BUILT | TYPE  |
|-------|--------|------------|-------|
| 222   | 6      | 2025       | Condo |

## Anchor

BY BOLD PROPERTIES



| UNITS | FLOORS | YEAR BUILT | TYPE  |
|-------|--------|------------|-------|
| 162   | 6      | 2024       | Condo |

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Port Moody, BC



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## NOTHING BUT ICONIC

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