

COURT ORDERED SALE

REDEVELOPMENT SITE



2115-2131 Saint Johns St

Port Moody, BC

SUBJECT PROPERTIES



ORIGINAL PRICE

~~\$16,200,000~~

PRICE REDUCED BY

-\$1,000,000

NEW PRICE

\$15,200,000

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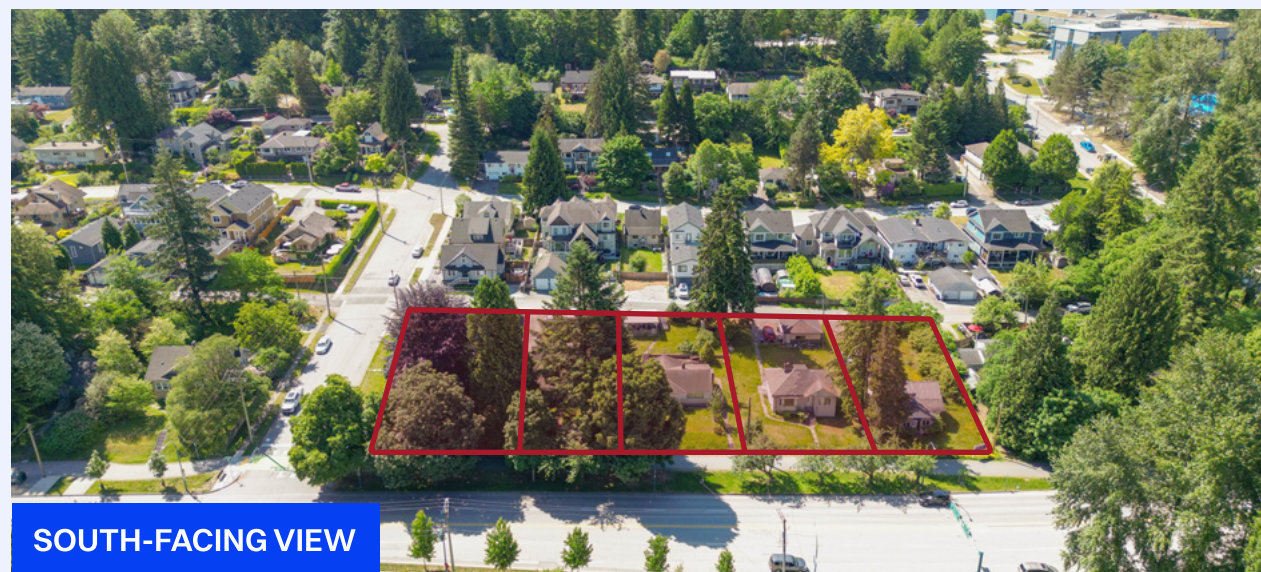
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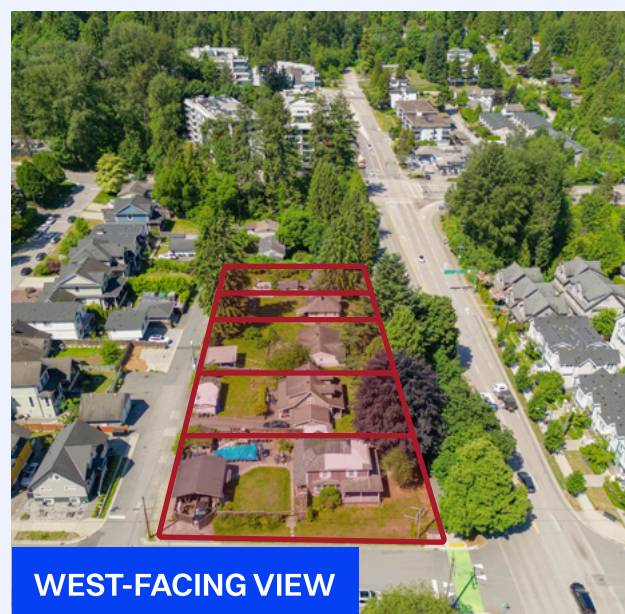




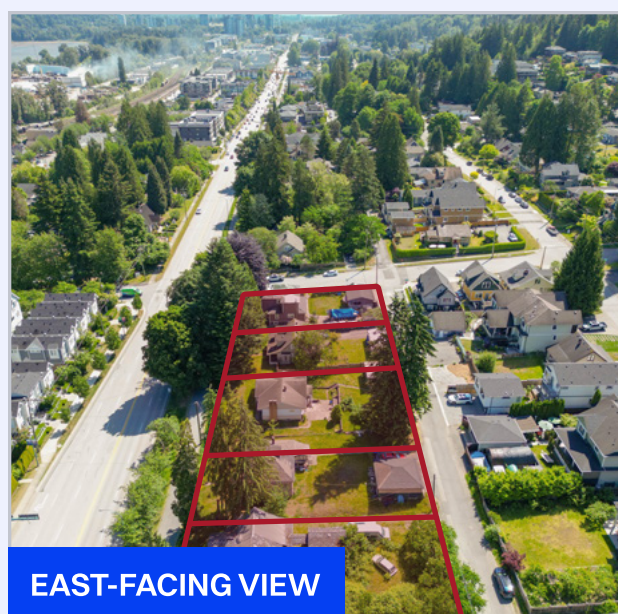
SOUTH-FACING VIEW



NORTH-FACING VIEW



WEST-FACING VIEW



EAST-FACING VIEW

The Opportunity

Iconic Properties Group is pleased to present a prime development opportunity in Port Moody—a **1-acre (43,689.53 SF) wood-framed development site** consisting of **five single-family parcels along Saint Johns Street**, at the gateway to the city's Urban Core.

This site is designated **Multifamily Residential** under the City's Official Community Plan (OCP) and falls within the **Westport Local Plan**, which currently supports low- to mid-density residential development with zoning provisions allowing for buildings up to **six storeys** and an **FSR of 2.8**. Due to the site's strategic location and proximity to key amenities and transportation routes, there may be potential to negotiate an increase in density up to approximately **3.3 FSR** through the redevelopment process.

This presents a compelling opportunity for investors and developers seeking to capitalize on Port Moody's rapid growth and contribute to a dynamic, mixed-use community integrating residential, commercial, and community spaces.

HIGHLIGHTS



1 Acre Land Assembly

43,689.53 SF development site comprised of five contiguous single-family parcels along St. Johns Street.



Low- to Mid-Density Development

OCP and Westport Local Plan support multifamily redevelopment with provisions for up to six-storeys



Flexible Density Potential

The City has expressed openness to negotiating additional density due to the site's strategic location.



Strategic Urban Core Location

Positioned at the gateway to Port Moody's Urban Core with strong visibility, connectivity, and proximity to transit.

Property Overview

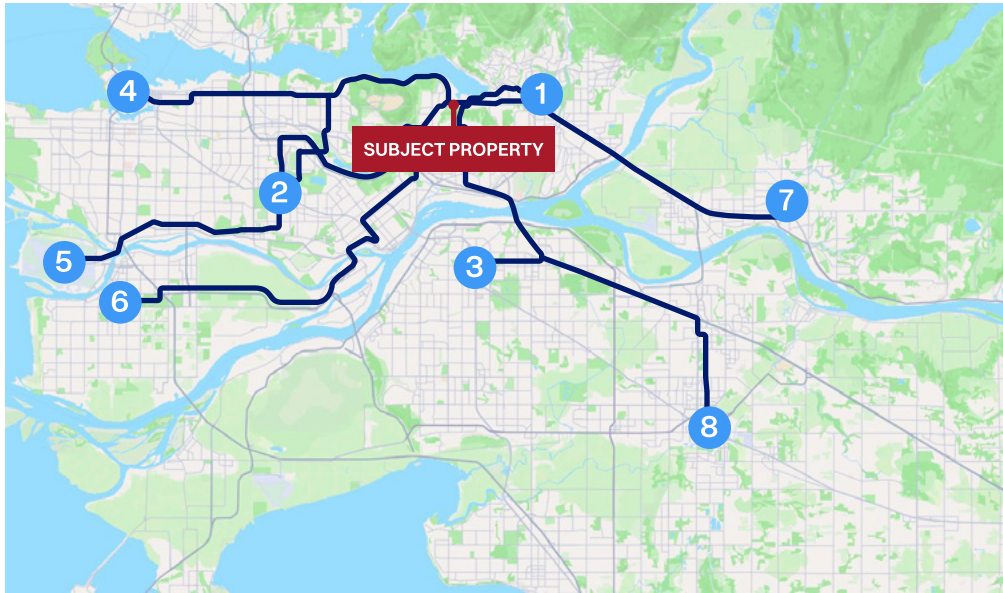
ADDRESS	<div><div>1</div>2115 St. Johns St, Port Moody, BC V3H 2A4</div> <div><div>2</div>2119 St. Johns St, Port Moody, BC V3H 2A4</div> <div><div>3</div>2123 St. Johns St, Port Moody, BC V3H 2A4</div> <div><div>4</div>2127 St. Johns St, Port Moody, BC V3H 2A4</div> <div><div>5</div>2131 St. Johns St, Port Moody, BC V3H 2A4</div>
PID	<div><div>1</div>011-458-747</div> <div><div>2</div>011-458-721</div> <div><div>3</div>011-458-704</div> <div><div>4</div>011-458-691</div> <div><div>5</div>007-480-563</div>
ZONING	RS1
OCP	Westport; Multi-Family Residential
LOT DIMENSIONS	330' x 132.4'
LOT SIZE	~1 Acre (43,689.53 SF)
FSR	2.8 FSR (Up to 3.3 FSR Potential)
STOREYS	Up to 6 Storeys
TOTAL BUILDABLE	122,330.68 SF
TAXES (2025)	\$49,647.22
ASSESSMENT (2026)	\$11,995,000
ASKING PRICE	\$16,200,000 \$15,200,000



Location Overview

Located at the intersection of Barnet Highway and St. Johns Street, this Port Moody development opportunity sits at the gateway to the city's Urban Core, one of Metro Vancouver's most dynamic and rapidly evolving communities. The property benefits from excellent regional connectivity, with direct access to Barnet Highway linking efficiently to major transportation routes across the Tri-Cities and Greater Vancouver. The location provides convenient access to key destinations, including 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 area is also well-served by public transit, with nearby access to the Evergreen SkyTrain Line and West Coast Express, supporting seamless connectivity throughout the region.

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



2115-2131 ST
JOHNS ST



SKYTRAIN
STATION



EAGLE RIDGE
HOSPITAL



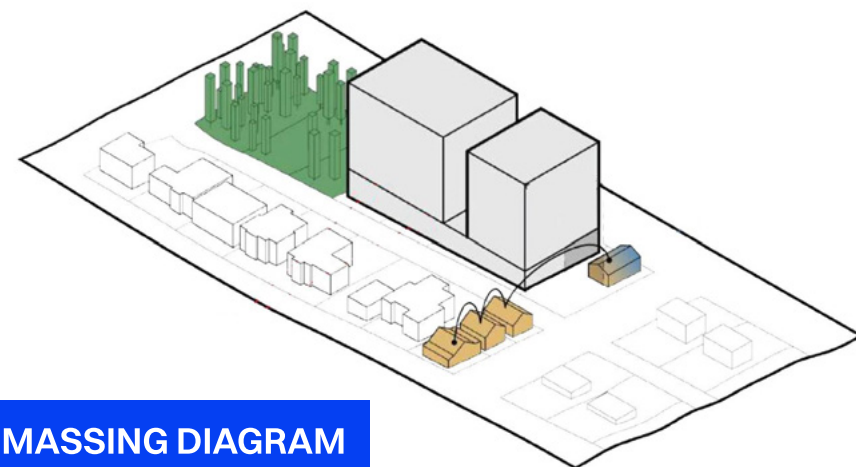
BUS STATION

Planning Designations

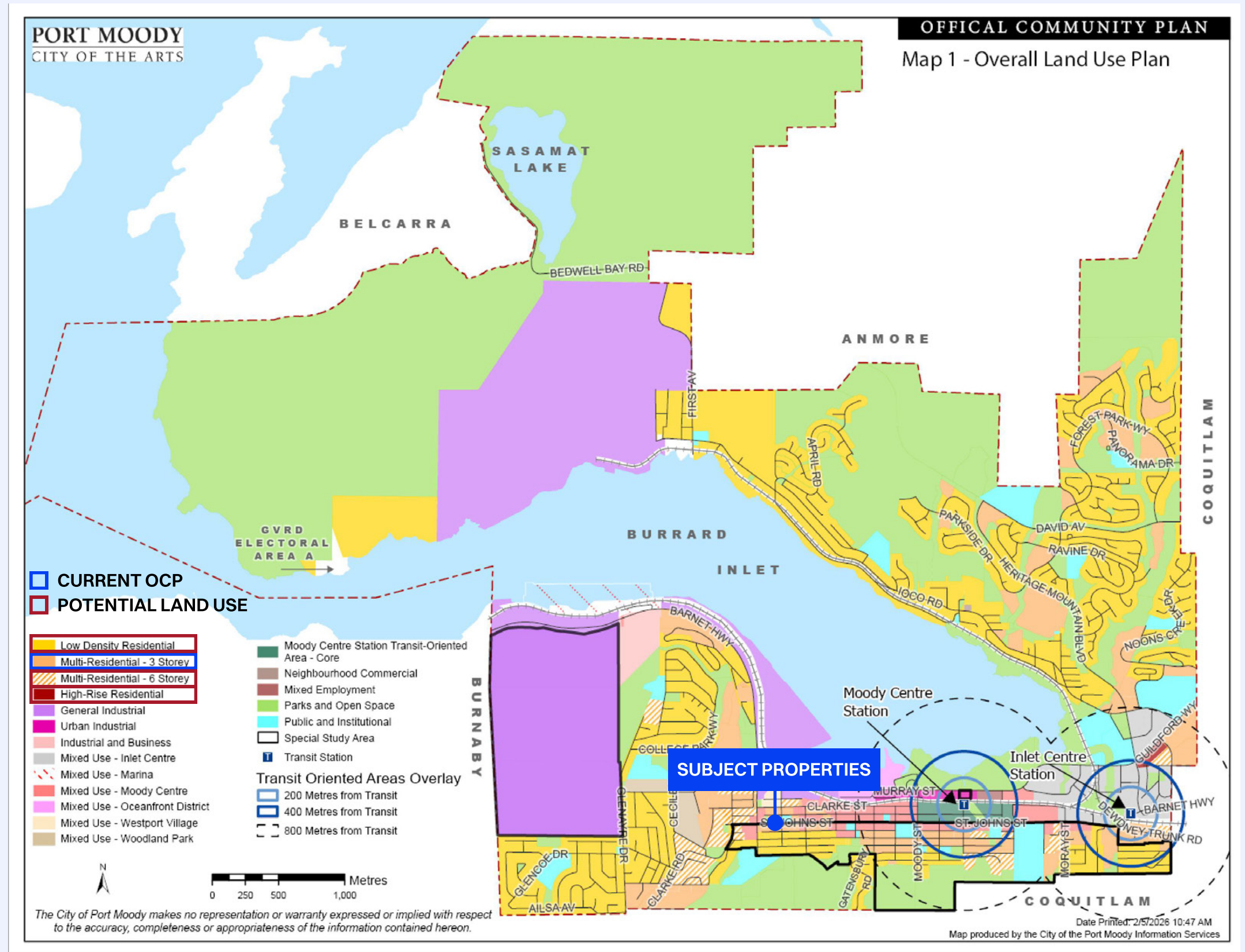
This prime 1-acre site is designated Multifamily Residential under the City's Official Community Plan (OCP), aligning with Port Moody's vision for sustainable urban expansion. While the Westport Local Plan currently supports low- to mid-density development of up to six storeys, the City has expressed openness to negotiating additional density due to the site's strategic location at the gateway to the Urban Core, positioning it as a significant long-term redevelopment opportunity.

Situated at the prominent intersection of Barnet Highway & St. Johns Street, this location offers seamless connectivity to major transit routes, top-tier schools, healthcare facilities, and expansive green spaces. The site's central positioning in a rapidly growing urban hub makes it ideal for a vibrant, mixed-use community, where residents can enjoy both convenience and a dynamic lifestyle.

With Port Moody experiencing rapid growth, this site presents a rare opportunity for developers to deliver a high-density residential project that meets the rising demand for rental and strata housing. The potential to incorporate retail, commercial, and community spaces enhances the project's long-term value, creating an integrated, walkable environment that aligns with the city's vision for the future.



MASSING DIAGRAM



Nearby Development Projects

Hue

BY MARCON



UNITS	FLOORS	YEAR BUILT	TYPE
222	6	2025	Condo

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

Anchor

BY BOLD PROPERTIES



UNITS	FLOORS	YEAR BUILT	TYPE
162	6	2024	Condo

SUBJECT SITE

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