

IPG

STONEHAUS
REALTY

2115, 2119, 2123, 2127, 2131 ST. JOHNS STREET

PORT MOODY, BC

For Sale

WOOD-FRAME DEVELOPMENT
OPPORTUNITY

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**Personal Real Estate Corporation*

DETAILS

CIVIC ADDRESS	2115, 2119, 2123, 2127, 2131, St Johns Street, Port Moody, BC
PID	011-458-747, 011-458-721 011-458-704, 011-458-691 011-458-563
NEIGHBOURHOOD	Port Moody Centre
ZONING	RS1
OCP	Westport; Multi-Family Residential
LAND SIZE	43,624 sqft.
TOTAL BUILDABLE	122,148 sqft.
ASSESSMENT	\$12,604,000
PRICE	Contact Agent

OPPORTUNITY

Iconic Properties Group is pleased to present the opportunity to acquire this wood-frame development opportunity in Port Moody. The site totals approximately 1 acre in size, made up of five single family parcels.

As outlined in the City's Official Community Plan (OCP) vision, the Multifamily designation within the Westport Local Plan facilitates the development of mid-rise structures, permitting buildings of up to six stories in height with a floor space ratio (FSR) of 2.8. This zoning provision is designed to support urban growth and intensification, encouraging the creation of mixed-use developments that integrate residential, commercial, and community spaces.



NEARBY AMENITIES

FOOD & DRINK

- 1 The Boathouse
- 2 Rocky Point Ice Cream
- 3 Subway
- 4 Little Bangkok Thai Kitchen
- 5 A&W

SHOPS & SERVICES

- 1 Scotiabank
- 2 ESSO
- 3 Shell
- 4 Chevron

SCHOOLS, PARKS

- 1 Moody Elementary
- 2 Port Moody Secondary School
- 3 Rocky Point Park
- 4 Parkland Elementary
- 5 Ecole Porter Street Elementary

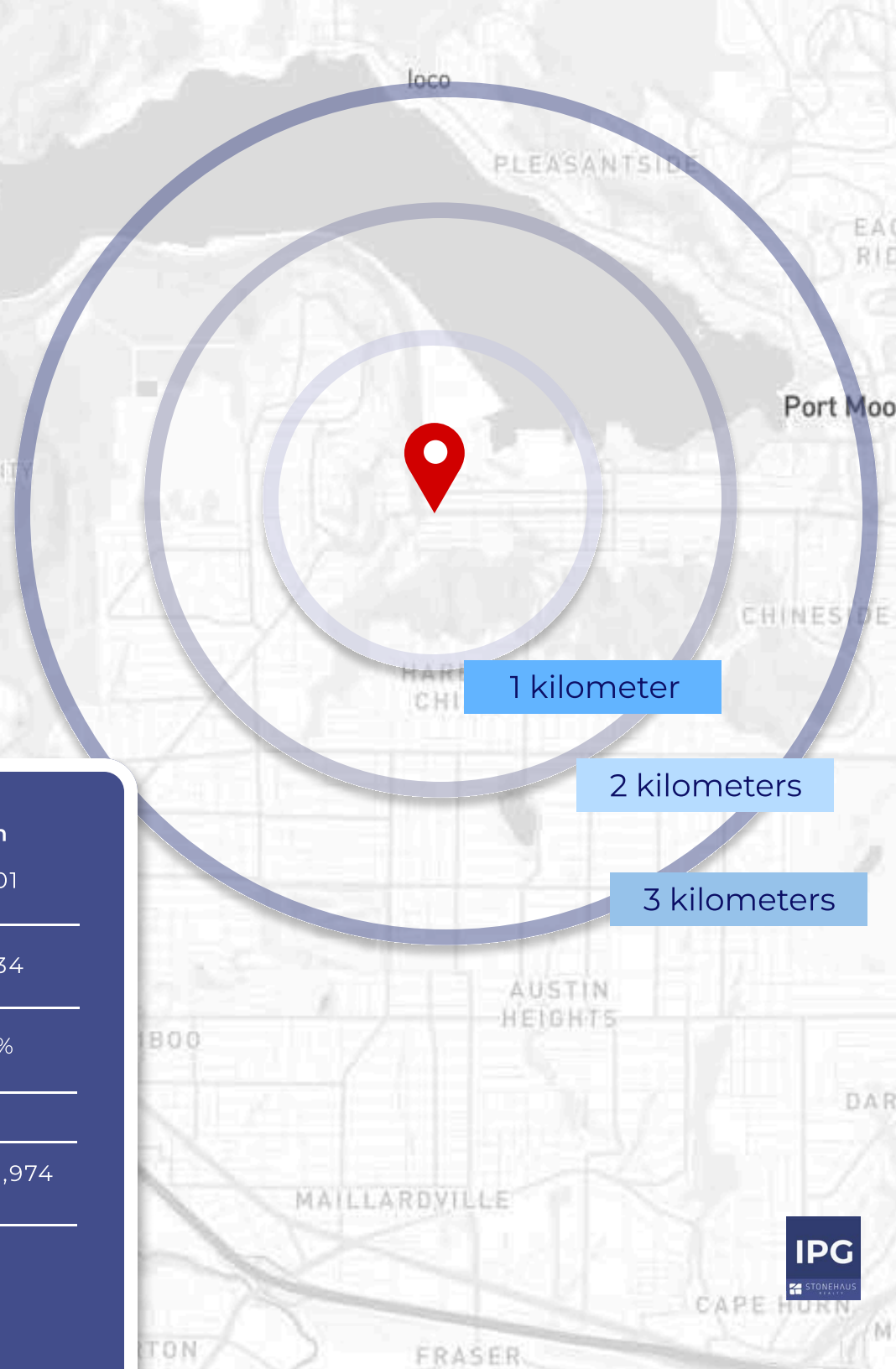
-  Bus Stop
-  Moody Centre Station

SUBJECT PROPERTY

DEMOGRAPHICS

Port Moody is located on the east end of the Burrard Inlet, known for its waterfront views, lively parks, and vibrant art scene. Home to Rocky Point Park, the neighborhood is a desirable location for families, professionals, and outdoor lovers alike.

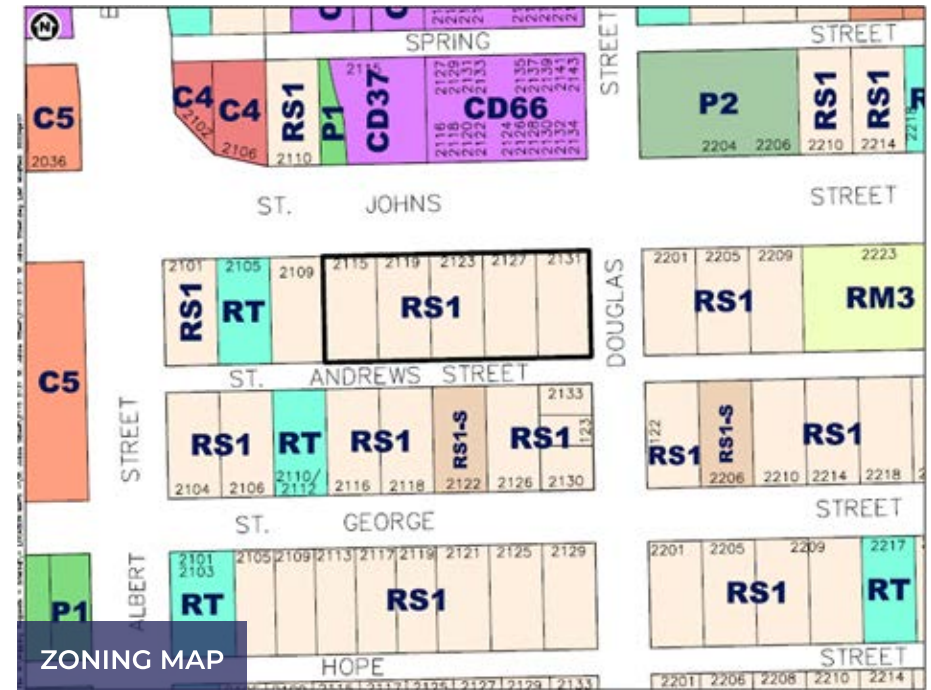
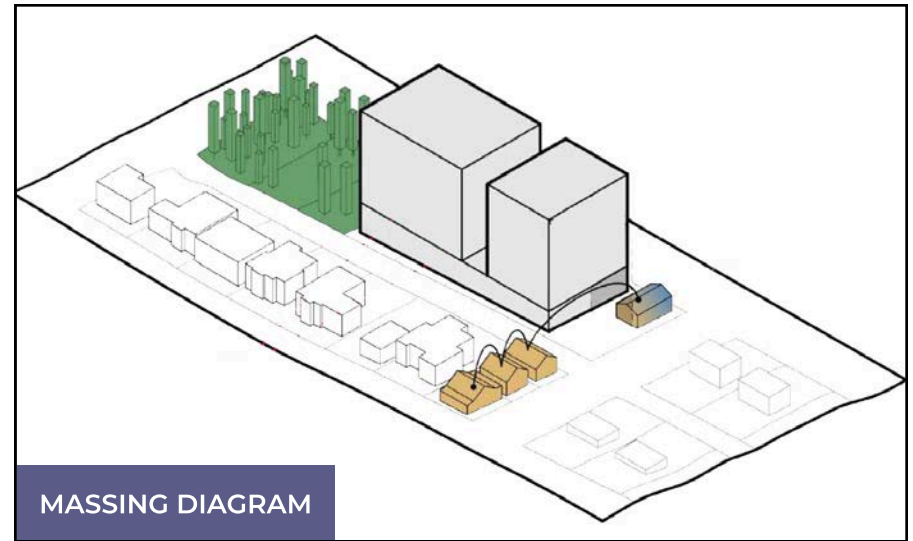
This prime development opportunity is located at Barnet Highway and St. Johns Street, with easy access to schools, hospitals, parks, and the transit system. With a thriving market and numerous great amenities, this property has huge potential for development.



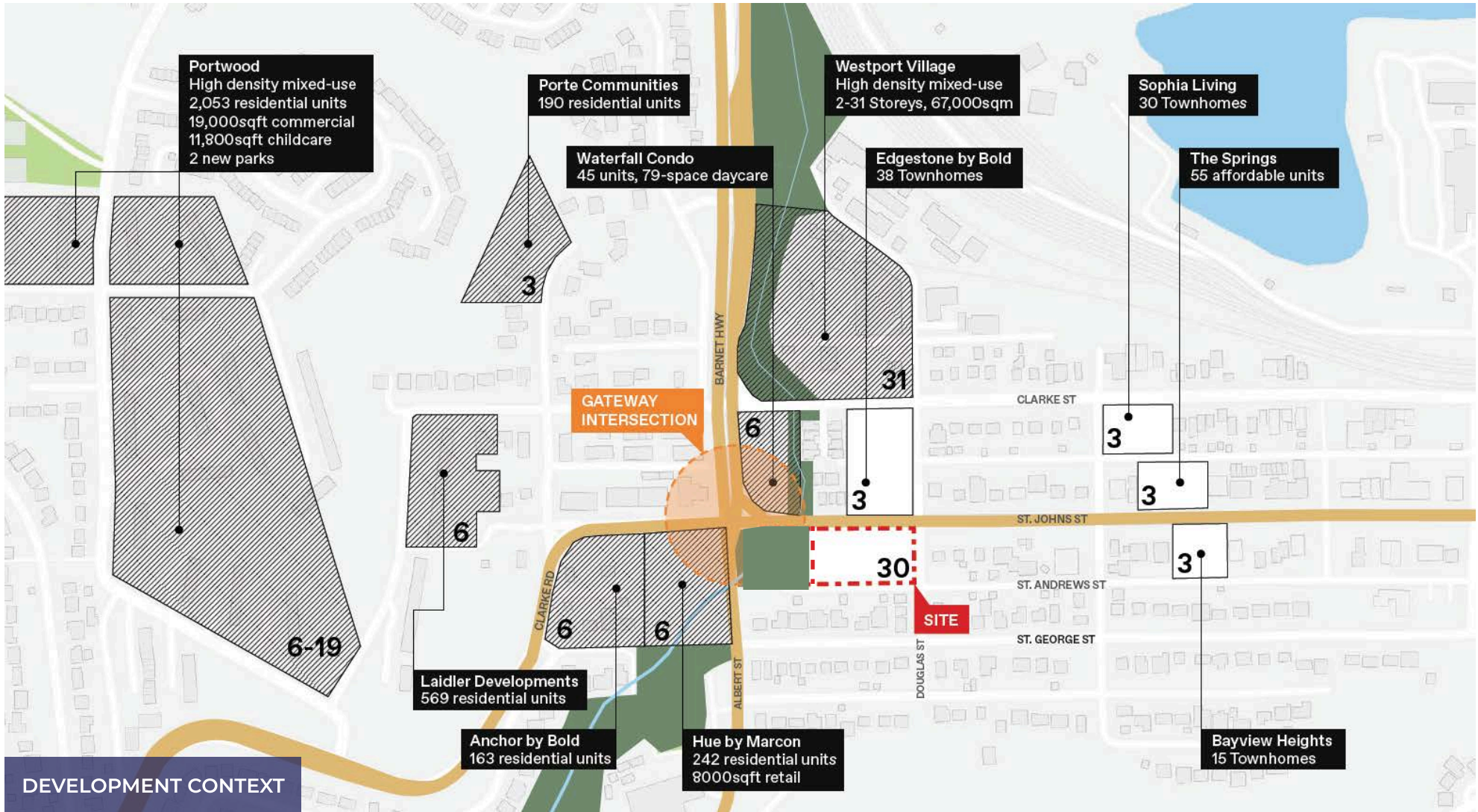
	1 km	2 km	3 km
Population (2024)	6,540	26,089	68,101
Population (2029)	6,557	26,496	71,634
Projected Annual Growth (2024-2029)	0.05%	0.31%	1.02%
Median Age	38.6	39.6	38.4
Average Household Income (2024)	\$143,625	\$145,258	\$136,974
Average Persons Per Household	3	3	3

DESIGNATIONS

The property is currently zoned RS1 Single Family Residential, intended for low-density single-family homes. However, it is also designated as Multi-Family Residential in the City's Official Community Plan (OCP), which supports higher-density development for low-rise apartments. This zoning provides an opportunity for rezoning or redevelopment, aligning with the city's growth strategies. It highlights the property's potential to accommodate diverse housing options and contribute to the area's expansion in a thriving urban environment.



DESIGNATIONS





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