

**814 MILLER AVENUE  
COQUITLAM, BC**

**FOR SALE**  
**RESIDENTIAL PROPERTY  
WITH DEVELOPMENT POTENTIAL**

**IPG**

ICONIC  
PROPERTIES  
GROUP

RE/MAX COMMERCIAL ADVANTAGE





## OPPORTUNITY

Iconic Properties Group is pleased to present the opportunity to acquire this residential property with assembly and development potential in the Miller Grant pocket of Coquitlam West. Approved by the City of Coquitlam in May 10, 2022, and the Miller Grant pocket is designated to be a Medium Density Apartment Residential and Townhousing area. The subject property is included in the Townhousing designation with the potential to get up to density of 1.4 FSR. There are already several development applications submitted for this neighbourhood; Anthem is applying to build 63 stacked townhomes with underground parking near Grant Street and Catherine Ave. McElhanney Ltd is applying to develop 67 townhouses near Ingersoll Ave and Clarke Rd, and 1376977 BC LTD is proposing a project of 5 different 3 storey buildings, totaling 48 stacked townhouse near Miller Ave and Sheriff St.

## DETAILS

<b>CIVIC ADDRESS</b>	814 Miller Ave, Coquitlam, BC
<b>PID</b>	008-983-861
<b>LAND SIZE</b>	7,844 sqft
<b>BUILDING SIZE</b>	2,714 sqft
<b>NEIGHBOURHOOD</b>	Miller Grant Area
<b>DENSITY</b>	1.4 FSR
<b>ZONING</b>	RS-1
<b>PROPERTY TAX (2022)</b>	\$5,038.58
<b>ASKING PRICE</b>	\$1,899,000

Upstairs Living Room



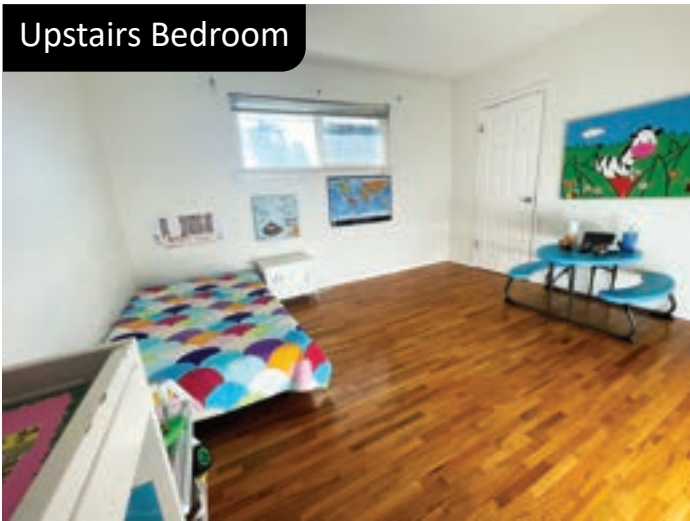
Upstairs Kitchen



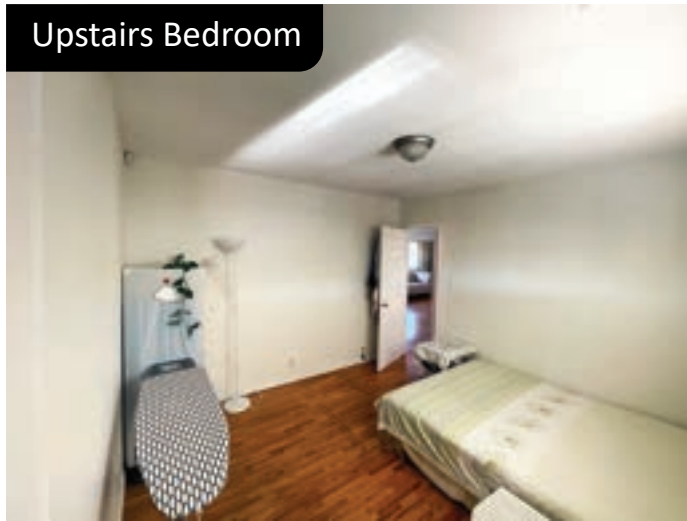
Upstairs Master Bedroom



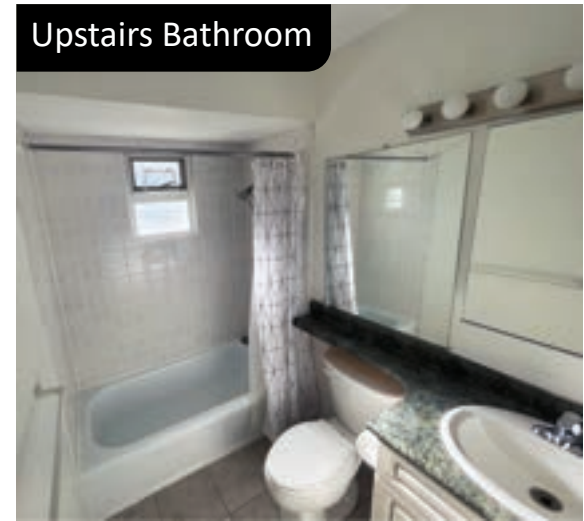
Upstairs Bedroom



Upstairs Bedroom



Upstairs Bathroom



**30,000**  
VEHICLES PER DAY

Along Lougheed Hwy, West of Hwy 1

Walk Score  
**35**

Transit Score  
**53**

Bike Score  
**25**



Downstairs Livingroom



Downstairs Kitchen



Downstairs Bathroom



Downstairs Bedroom



Downstairs Bedroom



Downstairs Laundry Room



Balcony Looking East



Balcony Looking West



Backyard

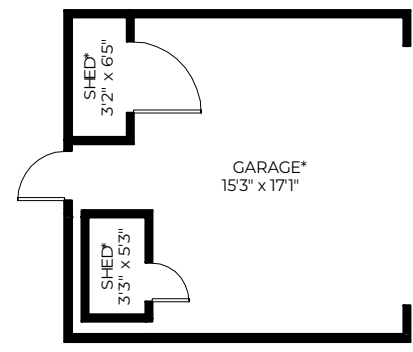
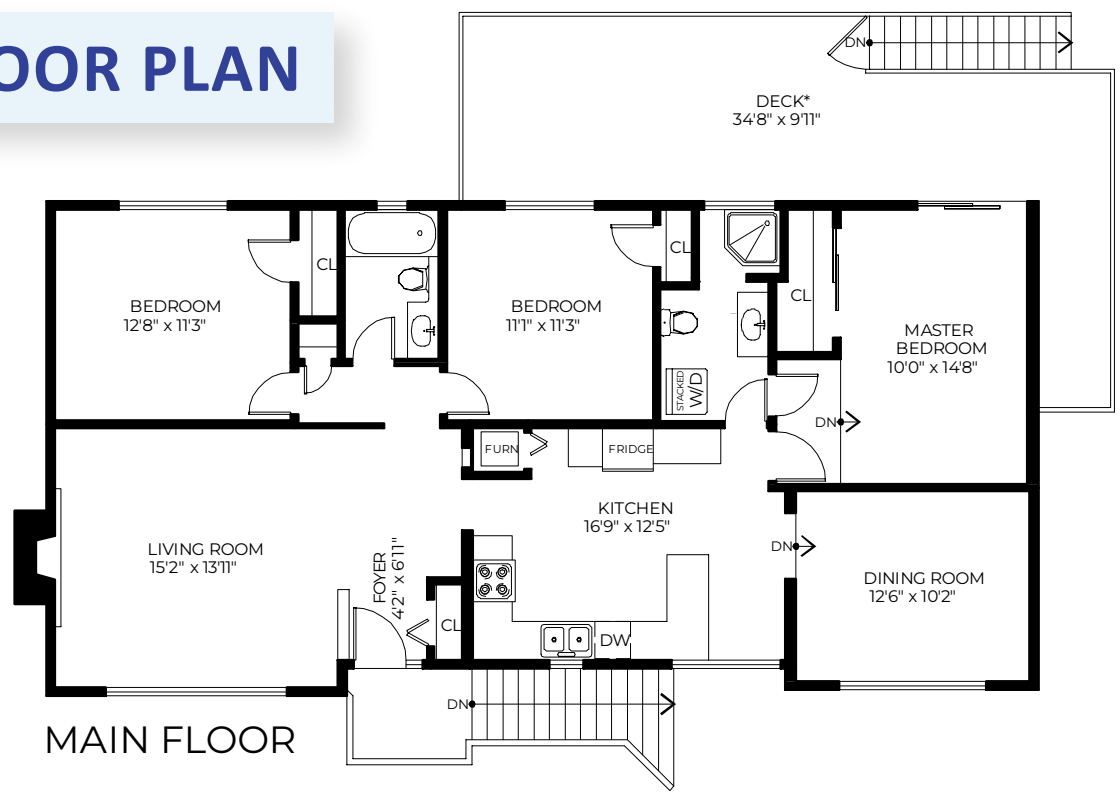


View from Balcony





# FLOOR PLAN



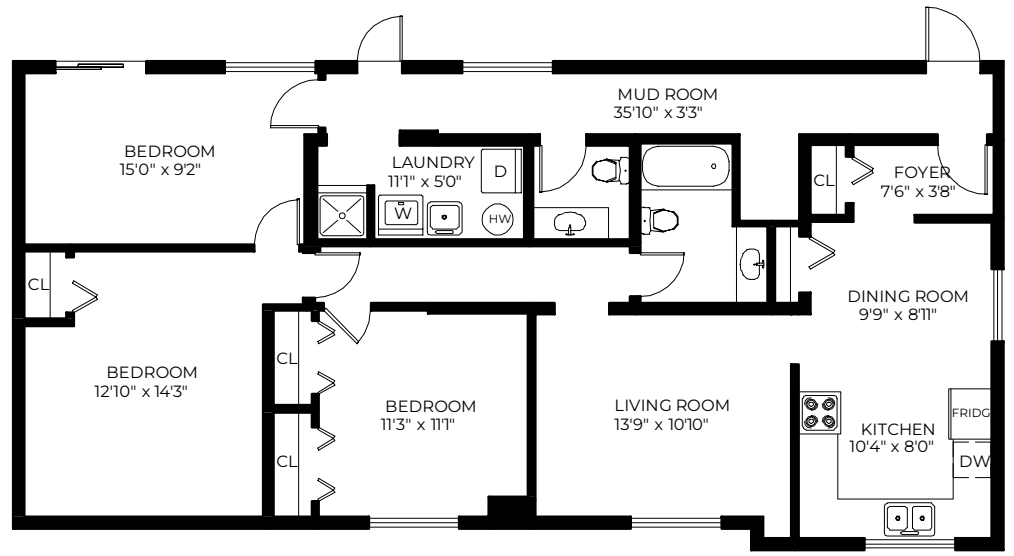
MAIN FLOOR



MAIN FLOOR	1,369 SQ FT
BELOW MAIN FLOOR	1,345 SQ FT
<b>TOTAL FINISHED AREA</b>	<b>2,714 SQ FT</b>

DECK*	361 SQ FT
PATIO*	574 SQ FT
GARAGE*	347 SQ FT

\*NOT INCLUDED IN OVERALL SQUARE FOOTAGE



BELOW MAIN FLOOR

# DEMOGRAPHICS



# LOCATION

The Subject Property is located on the Southeast corner of Miller Ave and Adiron Ave in the Miller-Grant neighbourhood of Coquitlam West.

This area is ideal for a townhome development due to its quiet streets, well-kept houses, parks, as well as transit, schools and necessary services within walking distance. As this area develops, it is guaranteed to attract many families to fill the townhomes.

In addition to these very local attributes, it also boasts easy access to the ocean via Port Moody, only a 5 min drive, Burnaby Mountain, home to Simon Fraser University, is a 9 min drive, and within just 30 minutes, you can reach several different lakes, parks, and hiking trails on the mountains.

Vancouver, is also easily accessible via car or transit, being reachable in approx. 40-55 minutes.

	1 km	2 km	3 km
<b>Population</b> (2021)	11,538	34,626	81,173
<b>Population</b> (2025)	12,365	38,455	90,032
<b>Projected Annual Growth</b> (2021 - 2025)	7.1%	11.0%	10.9%
<b>Median Age</b>	40.1	39.7	39.7
<b>Average Household Income</b>	\$130,076	\$127,057	\$111,347
<b>Average Persons Per Household</b>	3.0	3.0	2.7



# NEAR BY AMENITIES



## FOOD & DRINK

- 1 KFC
- 2 Subway
- 3 Starbucks
- 4 Nice Meeting You BBQ
- 5 McDonalds
- 6 Kokoro Tokyo Mazesoba
- 7 The Taphouse

## SHOPS & SERVICES

- 1 Safeway
- 2 BC Liquor
- 3 Dollarama
- 4 Burquitlam Skytrain Station
- 5 Save-On-Foods
- 6 Lougheed Town Centre Mall
- 7 Lougheed Town Centre Skytrain

## PARKS & RECREATION

- 1 Miller Park
- 2 Mountain View Park
- 3 Lyndhurst Park

## EDUCATION

- 1 Ecole Banting Middle School
- 2 Roy Stibbs Elementary
- 3 Greater Heights Academy



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**NOTHING BUT ICONIC**

*\*Personal Real Estate Corporation*

**RE/MAX COMMERCIAL ADVANTAGE**