

# 561 Shaw Ave, Coquitlam

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Strata Wind-Up Opportunity Address: 561 Shaw Avenue, Coquitlam, British Columbia Location: Located along the north west portion of Shaw Avenue, just west of Clayton Street. The property is improved with two, two-storey wood frame buildings consisting of eleven (11) two-storey townhomes with basements. Municipality: Coquitlam Lot Details (approx.) : Frontage on Shaw Avenue: 122 feet Depth: 280 feet Lot Area: 30,065 square feet or 0.69 acres Proposed Maximum Density: 2.3 FAR Buildable Lot Area (est.) : 69,149.50 square feet PROPERTY DETAILS Land Use Details: The City of Coquitlam Official Community Plan designates the General Land use for the property as Medium Density Apartment Residential under the Burquitlam Neighbourhood Plan. The corresponding zones for Medium Density Apartment Residential allows an achievable maximum density of 2.3 FAR is proposed under the condition that parking requirements are met through an underground parkade. Medium Density Apartment Residential land use designations accommodates townhouse and apartment developments from three to eight storeys. Physical Details: The property is improved with two, two-storey wood frame, stratified, residential buildings containing a total of 11 strata units constructed circa 1986. Construction Year 1986

## KEY INFORMATION

MLS®

Multifamily

Coquitlam West

0 Bedrooms

0 Bathrooms

0 SF

## FEATURES

Listed By: rennie & associates realty ltd.



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