

**1044 Alderson Avenue, Coquitlam**

**\$2,498,000**



LAND ASSEMBLY OPPORTUNITY! 307.5' FRONTAGE x 122' DEPTH = 37,515 SQ FT with NEIGHBOURING LOTS. OFFICIAL COMMUNITY PLAN - Rezone from RS1 to RM3 and FSR up to 1.85. 1044 Alderson is a LARGE 66 x 122 (8,052 SF Lot) and combined with neighbouring property has a formidable 307.5' frontage. The OCP supports 4-8 stories Medium Density for a gorgeous apartment building! Don't Miss this Chance to HOLD-DEVELOP in Historical Maillardville! Please make your due diligence / developmental inquiries at Coquitlam City.

**KEY INFORMATION**

MLS® R2439927

Residential Detached

Maillardville

3 Bedrooms

2 Bathrooms

1,702 SF

8,052 SF Lot

**FEATURES**

Year Built: 1930

Listed By: RE/MAX Crest Realty

**rennie**