

# 1113 Wallace Court, Coquitlam

\$2,999,900



This prime property strategically positioned within 400 meters of the newly designated Transit Oriented Development area. Boasting a coveted location ripe for transformation, this parcel presents an exceptional opportunity for a lucrative land assembly project. Nestled in the heart of opportunity, this property is primed for maximizing density. With the newly adopted zoning regulations permitting a 12-story high-rise and an impressive Floor Space Ratio (FSR) of 4:1, the canvas for innovative urban development is vast. Ideal for forward-thinking investors and developers alike, this property offers the perfect foundation for creating a landmark development that will redefine the skyline of the area. Embrace the chance to leave a lasting legacy while meeting the growing needs of the community

## KEY INFORMATION

MLS® R2861051

Residential Detached

Ranch Park

3 Bedrooms

3 Bathrooms

2,038 SF

4,450 SF Lot

## FEATURES

Year Built: 1983

Listed By: eXp Realty

**rennie**