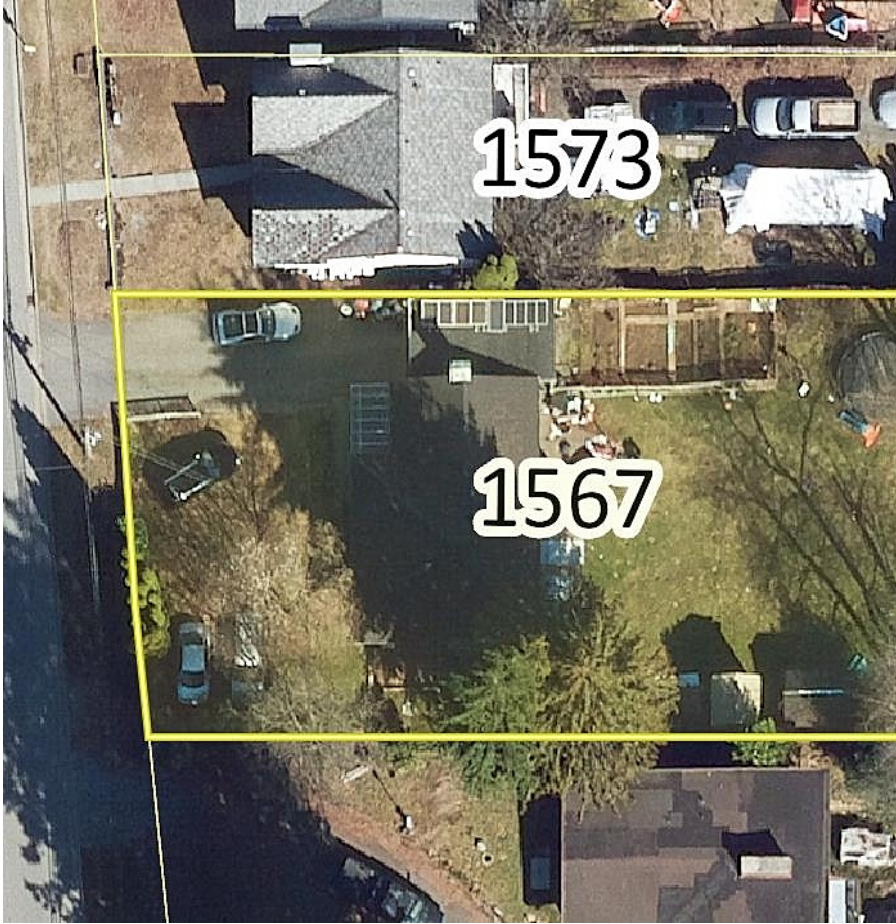


1567 Pitt River Road, Port Coquitlam

\$1,755,000



Exceptional Development Opportunity! This expansive 11,389 sqft lot with lane access offers incredible potential under the new Small-Scale Multi-Unit Housing (SSMUH) Policy Guide. The city has indicated the lot can be subdivided, permitting a duplex on each new lot, with each half duplex including a secondary suite, providing options for multi-family development or investment. Conveniently located close to schools, parks, transit, and major commuter routes, this property is ideal for families, professionals, or investors. Lot size taken from BC Assessment. While development potential is promising, buyers are advised to verify all details directly with the city and seek independent development advice. Don't miss this rare chance to bring your vision to life in a sought-after neighborhood!

KEY INFORMATION

MLS® R2947813

Residential Detached

Lower Mary Hill

3 Bedrooms

2 Bathrooms

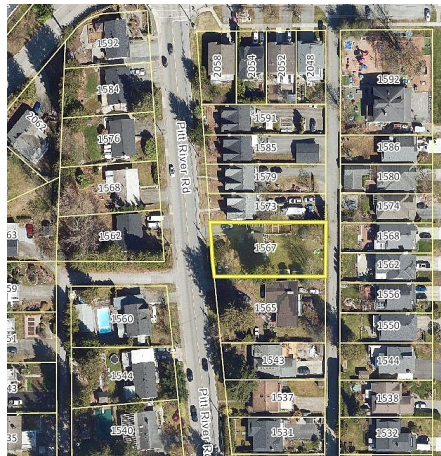
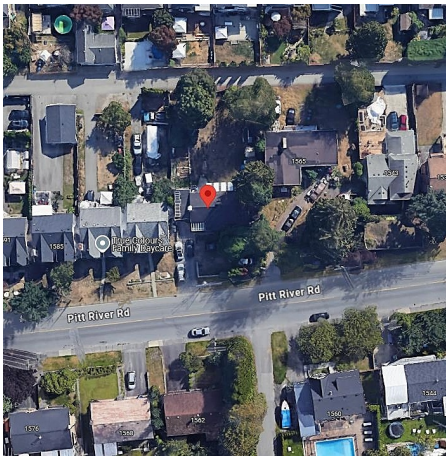
1,898 SF

11,389 SF Lot

FEATURES

Year Built: 1968

Listed By: eXp Realty



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