

FOR SALE | DEVELOPMENT

1860 & 1870 CHARLES STREET
PORT MOODY, BC

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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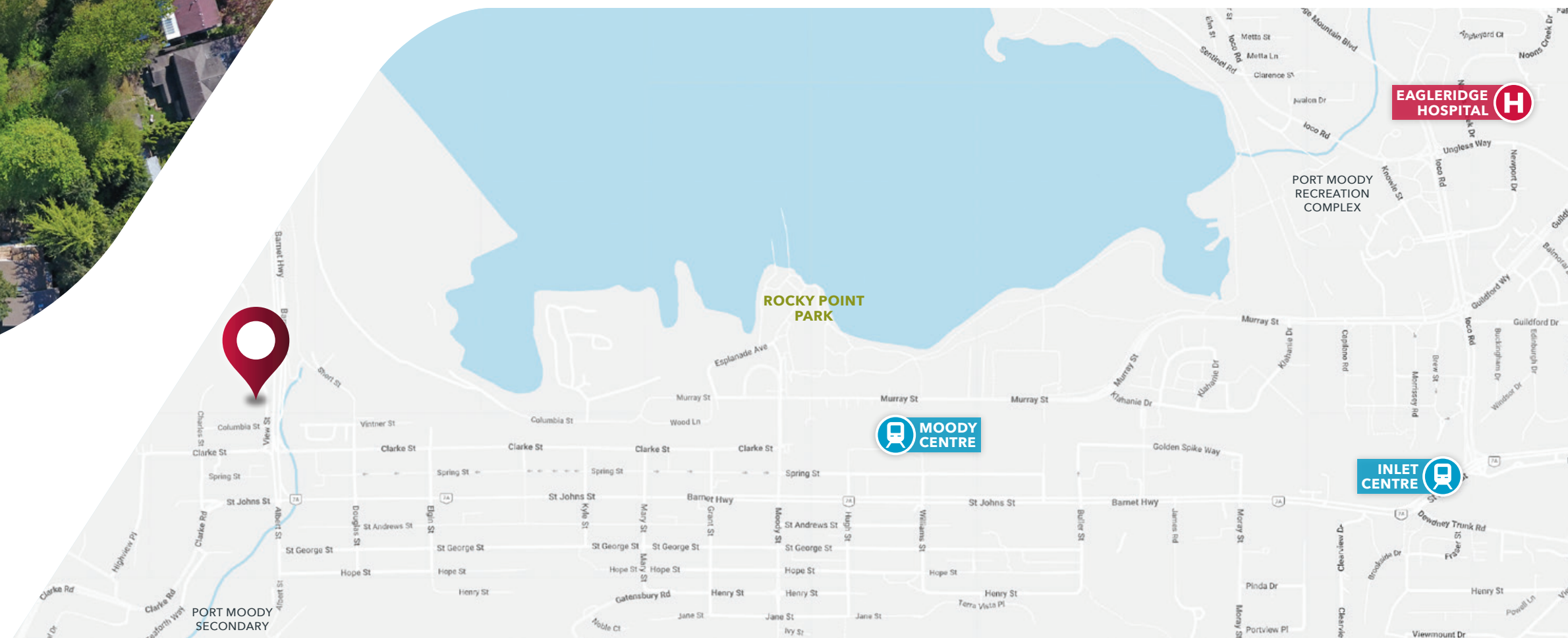
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LOCATION

The subject property is situated on Charles Street at the end of a cul-de-sac in Port Moody's Westport residential neighbourhood, just off Barnet Highway, offering convenient regional connectivity to Vancouver, Burnaby, and the Tri-Cities. The area is characterized by a mix of established single-family homes and increasing redevelopment activity, supported by its proximity to rapid transit. The property is within walking distance to the Evergreen SkyTrain line (Moody Centre and Inlet Centre stations), providing direct access to Metro Vancouver's transit network. Nearby amenities include Rocky Point Park, Brewers Row, and the waterfront, all of which contribute to the area's strong lifestyle appeal.

SALIENT DETAILS

Civic Address	1860 & 1870 Charles Street, Port Moody, BC
Site Size	37,232 SF (gross)
Developable Land	Approximately 29,330 SF (net of SRW)
Zoning	RS-1 - Single Detached Residential
OCP	Multi-Family Residential
Assessment	\$4,961,000 combined
Taxes	\$21,538.02 (2025)
Asking Price	\$3,900,000
Improvements	Each lot has a single family house - currently rented



HIGHLIGHTS

- » Views of Burrard Inlet
- » Proximity to Rocky Point Park, Moody Centre SkyTrain/transit hub
- » Holding income
- » Multi-family development opportunity
- » Additional assembly opportunities with neighboring properties

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