



604.671.7000

# BC Condos & Homes Team

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## **Instructions for Buyers and Agents Updated April 20, 2024**

### **1733 Hie Ave – Additional Info;**

Hello Realtors and Future Owners, we have put together for your reference info for this property and the building including a Feature Sheet, Floor Plans, Managers info and Management Company Info and Area Listings and Sales on our BC Condos and Homes Web Sites. If we are missing something that's not here, please reach out to us at [support@6717000.com](mailto:support@6717000.com) to let us know and we will update this information.

### **Listing Description**

1733 Hie Ave, V3K 1B6 - **LAND ASSEMBLY INVESTMENT** opportunity for BIG development SITE flat Location. DEVELOPERS INVESTORS ALERT. Possible for rezoning. The site is designated for medium density - RM 2 and RM 3, permitting construction of multi-storey residential apartment buildings. Gross floor area of 1.85 (buyer to verify), property was originally 4 - 3 bed suites with 4 Kitchens. It is in the prime location of Maillardville, Coquitlam, just minutes away from Highway #1, Lougheed Highway, transit, supermarkets, shopping, and recreation.

### **Realtor remarks**

Possible Land Assembly Quiet in green belt zone Block A RM3 and RM2. Buyers to verify development potential with City / City made Seller remove the down Kitchens and replace them with Laundry Rooms, currently has long term rental. Please contact Les Twarog at [support@6717000.com](mailto:support@6717000.com) for more info.

**Data Room Link to all documents below in one folder so you can download all docs at the same time.**

<https://www.dropbox.com/scl/fo/sffzn8rq867qfqnfb2dlh/h?rlkey=uwqfzcnqna1yzhfdl06kmuyq7x&dl=0>

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**Les Twarog RE/MAX Crest Realty**

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Disclaimer: This is not intended to cause or induce a breach of an existing agency agreement.



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## Feature Sheet

[https://bccondos.net/uploads/vancouver36764/00\\_1733\\_hie\\_info\\_sheet.pdf](https://bccondos.net/uploads/vancouver36764/00_1733_hie_info_sheet.pdf)

## 1733 Hie Ave on our Website BCCAHA

<https://bccondosandhomes.com/public/listing/r2847370-1733-hie-avenue>

## 1733 Hie Ave on REW

<https://www.rew.ca/properties/5608580/1733-hie-avenue-coquitlam-bc>

## 1733 Hie Ave on Zillow

[https://www.zillow.com/homedetails/1733-Hie-Ave-Coquitlam-BC-V3K-1B6/314499439\\_zpid/](https://www.zillow.com/homedetails/1733-Hie-Ave-Coquitlam-BC-V3K-1B6/314499439_zpid/)

## 1733 Hie Ave on Realtor.ca

<https://www.realtor.ca/real-estate/26486621/1733-hie-avenue-coquitlam>

## Coquitlam Development Proposal

<https://www.dropbox.com/scl/fi/e3q7mfg51fq05yrvlo6vt/04-Coquitlam-Dev-BCCAHA-4-Pages-DoorKnockingHandout.pdf?rlkey=995nmlcycqn2jfg3tpufcsbbd&dl=0>

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