

For sale

Eagleridge Gardens
1180 Lansdowne Drive, Coquitlam, BC

A significant future redevelopment opportunity
with substantial existing income from established
multi-family rental buildings on site

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The Opportunity

Jones Lang LaSalle Real Estate Services Inc. (“JLL”) is pleased to present an opportunity to acquire a 100% interest in Eagleridge Gardens located at 1180 Lansdowne Drive in Coquitlam, BC (the “Property” or “Eagleridge Gardens”). Currently, the Property operates as a prominent multi-family rental complex located at the intersection of Lansdowne Drive and Guildford Way, near Coquitlam City Centre.

Originally constructed in 1981, Eagleridge Gardens current improvements span across a total of three (3) separate buildings comprising 106 rental suites, with a variety of spacious one and two-bedroom suite layouts, complemented with outdoor amenities including a swimming pool and a tennis court. Located on nearly 4.5-acres in the highly sought-after North Coquitlam area, Eagleridge Gardens benefits from a wealth of amenities. Its enviable location offers superb local and regional connectivity, with the SkyTrain and West Coast Express networks accessible within a 5-minute drive. Additionally, quick access to Barnet and Lougheed Highways further enhances its convenience, making the Property a truly exceptional opportunity in a vibrant and accessible community.

**106** Suites

**4.49** Acres

**\$1,161,479** NOI (Stabilized)



Redevelopment Potential

With nearly 4.5-acres (over 195,500 square feet) of land area, Eagleridge Gardens offers significant redevelopment potential.

The Property’s existing RM-2 zoning enables redevelopment up to 1.40 FSR (currently approximately 0.55 FSR), meanwhile, the more likely redevelopment potential of the Property would see Eagleridge Gardens rezoned and redeveloped to the Official Community Plan’s (“OCP”) RM-3 zoning equivalent designation of 1.85 FSR or approximately 361,000 square feet of future density.

To assist in evaluation of the Property as a redevelopment site, Phase 1 and 2 environmental studies, as well as a preliminary geotechnical analysis is available in the Data Room.

Salient Details

Address	1180 Lansdowne Drive, Coquitlam, BC
PID	001-677-926
Legal Description	Lot 155 District Lots 383 And 385 Group 1, New Westminster District Plan 53820
Site Area	195,584 square feet (4.49-acres)
Rentable Area	100,233 square feet
Year Built	1981
Zoning	RM-2 (1.4 FSR / 3 storeys)
OCP Land Use Designation	Medium Density Apartment Residential Up to RM-3 (1.85 FSR / 3 to 8 storeys)

Suite Mix

106	Rental Suites
34	One Bedroom (32%)
72	Two Bedroom (68%)

Property Highlights

- Large, 4.49-acre Property with multiple access points and frontages on Lansdowne Drive and Guildford Way.
- Potential for significant increase in density through a phased development up to or exceeding the OCP designation of 1.85 FSR.
- Exceptional park-like setting in a low to mid-rise density area, enjoying the proximity and amenity offering of Coquitlam Centre.
- Immediately adjacent to the Gleneagle Secondary School and Eagle Ridge Outdoor Pool and Tennis Courts; a short distance from the Eagle Ridge Hospital.
- A long-standing, exceptionally well maintained existing multi-family rental building complex offering substantial, stable, and growing net income.

The Process

The Property is offered for sale without a formal asking price.

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional information including Confidential Information Memorandum and a Virtual Data Room.

**Please contact the exclusive advisors
for offers submission guidelines.**

Edgar Buksevics

Executive Vice President

JLL Capital Markets

+1 604 998 6021

Edgar.Buksevics@jll.com

Kevin Meikle

Executive Vice President

JLL Capital Markets

+1 604 267 2455

Kevin.Meikle@jll.com

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