

LAND

**DEVELOPMENT SITE**  
COQUITLAM, BC



- 1167-1171 Pipeline Road
- High Rise Residential
- Lot Size: 1.31 Acres
- Transit Oriented

[DEAN THOMAS, RAMAN BAYANZADEH, EUGEN KLEIN, POURIA NIKRAVAN]

**DEVELOPMENT SITE**  
PORT COQUITLAM, BC

**UNDER CONTRACT**



- Potential Mixed Use Mid-Rise Site
- Close to Downtown Port Coquitlam
- ~92,000 SF Lot Size

[RAMAN BAYANZADEH, POURIA NIKRAVAN, DEAN THOMAS]

**LANDMARK DEVELOPMENT SITE**  
VANCOUVER, BC



- Combined Lot Size: 298,000 SF
- Hotel, Residential, Commercial Use
- Est. Height 377; Current FSR: 5.0
- 1330 - 1360 Hornby St.

[EUGEN KLEIN, DEAN THOMAS]

**DEVELOPMENT SITE**  
NEW WESTMINSTER, BC



- 323 Governors Court, near Sapperton Station
- 7 Acres, Medium Density, Rapid Transit
- <http://bit.ly/323GovernorsCrt>

[DEAN THOMAS, RAMAN BAYANZADEH, POURIA NIKRAVAN]

**DEVELOPMENT SITE**  
NEW WESTMINSTER, BC



- Total Lot Area: 97,707.05 SF
- 0.8 - 1.2 Potential FSR
- Transit Oriented
- 1602 6th Avenue

[EUGEN KLEIN, SULU]


**DEVELOPMENT SITE**  
COQUITLAM, BC



- 1148-1154 Westwood St., 1145 Heffley Cres.
- Multi (3) High Rise Potential
- Transit Oriented
- Lot Size: 112,493 SF

[DEAN THOMAS, RAMAN BAYANZADEH, EUGEN KLEIN, POURIA NIKRAVAN]

**LOW-RISE TOWNHOUSE**  
NORTH VANCOUVER, BC



- Multifamily / Townhouse Site
- 72,000 SF to 164,000 SF Buildable
- Garden & McGuire Street
- 1.2 - 1.75 FSR

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

**PURPOSE BUILT RENTAL**  
EAST VANCOUVER, BC

**OFF MARKET**



- Grandview-Woodland Neighbourhood
- Total Lot Area: 99'x122', Potential of 28,900 Buildable SF; 6 Storeys; 2.4 Potential FSR
- Principals Only

[EUGEN KLEIN]

**DEVELOPMENT SITE**  
BURNABY, BC


**FOR SALE**



- 4345 & 4389 Grange Street
- Combined Lot Size: ~50,837 SF
- High Rise Density

[RAMAN BAYANZADEH, POURIA NIKRAVAN, EUGEN KLEIN]

**TOWNHOUSE ASSEMBLY**  
NEW WESTMINSTER, BC



- Total Lot Area: 101,701.13 SF
- 0.8 - 1.2 Potential FSR
- Near Braid Station
- Garrett St. & Wilson St.

[EUGEN KLEIN]

RETAIL / OFFICE / INDUSTRIAL / INVESTMENT

**LOOKING FOR INDUSTRIAL LAND?**

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**INDUSTRIAL LAND FOR SALE**  
CHILLIWACK, BC

**NEW LISTING**



- 44394 Progress Way
- Lot Size: 2.5 Acres; M2 Zoning
- Municipal Services: Water, Power, Sewer

[DMYTRO CHERNYSH, EUGEN KLEIN]

**COMMERCIAL RETAIL FOR SALE**  
NORTH VANCOUVER, BC

**FOR SALE**



- 106A/106 Delbrook Ave
- 707 SF Ground Floor Retail Unit
- Future Development Potential - 4 Storey
- \$565,000

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

**HAIR SALON BUSINESS FOR SALE**  
NORTH VANCOUVER, BC

**NEW PRICE**



- Over \$100,000 in Improvements
- Established Customer Base
- Attractive Net Income
- \$195,000

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

**COMMERCIAL BUILDING FOR SALE**  
NORTH VANCOUVER, BC

**SOLD**



- 110 E 1st St, Steps from Lonsdale
- Freestanding on ~3,000 SF Lot
- \$2,794,000

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

**INDUSTRIAL DEVELOPMENT LAND**  
SURREY, BC



- Lot Size: 2 Acres; Fully Usable
- Great Location by HWY 1/HWY 17
- \$3,850,000

[DMYTRO CHERNYSH, DEAN THOMAS]

**BEAD/GEMSTONE BUSINESS**  
VANCOUVER, BC



- 25 Years of History
- Over \$130,000 EBIDTA for Owner Operator
- Sales Growth Opportunity

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

**OFFICE SPACE FOR LEASE**  
WEST VANCOUVER, BC



- 408 - 100 Park Royal
- 1,000 - 2,100 SF
- Central Location with Water Views
- \$38/SF

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

**STRATA OFFICES FOR SALE**  
NORTH VANCOUVER, BC



- 3711 Delbrook Ave
- 1,926 SF of Finished Office Properties
- 4 Storey Development Potential

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

**INDUSTRIAL FOR SALE/LEASE**  
BLAINE, WA



- 3.98 to 45 Acres Available
- 10,000 SF - 500,000 SF Buildable Ready
- \$2.2M - 10.8M USD

[EUGEN KLEIN, RAMAN BAYANZADEH, DEAN THOMAS]

INVESTMENT

**RESORT & RV PARK FOR SALE**  
HARRISON MILLS, BC

**NEW LISTING**



- 44562 Lougheed Hwy; 1.6 Acres
- 45 RV Stalls/Pads; Waterfront Hide-a-Way w/ Cabins, Store Front, Gas Station, Post Office
- \$5,299,000

[EUGEN KLEIN]

**MOBILE HOME & RV PARK**  
WILLIAMS LAKE, BC



- 4195 Wildwood Road
- 42 Pads, 32 RV Stalls, 1 Cabin
- \$300,000 Revenue
- \$2,398,000

[EUGEN KLEIN]

**MOBILE HOME PARK FOR SALE**  
FORT NELSON, BC

**NEW PRICE**



- 4.8 Acres, 48 Pads, 7.5% Cap Rate
- City Water, Sewer, Waste Removal
- Central to All Essential Amenities
- \$849,000

[EUGEN KLEIN]

**BEECHWOOD ESTATES | MAYNE ISLAND, BC**

**NEW LISTING**



- Lot A, Horton Bay - 5 Acre Waterfront Lot
- Lot B, 797 Beechwood Dr - 96 Acres; 840' Waterfront, 18 Home Development Lot
- Lot C, 796 Beechwood Dr - 10 Acres; 1000' Waterfront w/West Coast Luxury Home

[EUGEN KLEIN]

**CALL FOR PRICES**

**MOBILE HOME PARK FOR SALE**  
MIDWAY, BC

**NEW LISTING**



- 925 Thirteenth Ave, 5 Acres, City Services
- 10 Pad Pot. Exp. 23 Pads, 5 RV, 12 Seasonal RV
- Lifestyle or Cash Flow Investment
- \$1,750,000

[EUGEN KLEIN]

**MOBILE HOME PARK FOR SALE**  
SALMO, BC

**NEW LISTING**



- 916 Airport Road; 18 Acres, 39 Pads
- Land for Additional Pad Expansion
- 28 Years with Same Owner, Well Maintained
- \$1,300,000

[EUGEN KLEIN]

**ESTATE/AGRIBUSINESS LAND**  
LANGLEY, BC

**PRICED UNDER 2019 ASSESSMENT VALUE**



- 52.29 Acres, ALR
- Ideal for Agribusiness and Estate
- Full Feature Video: [bit.ly/langleyestate](http://bit.ly/langleyestate)
- \$3,500,000

[EUGEN KLEIN]

**MOTEL FOR SALE**  
SALMO, BC

**NEW LISTING**



- 123 Railway Avenue Box 954
- Lot Size: .41 Acres; Small Turn Key Business
- 6 Unit Retro Motel w/Potential 7 Units
- \$520,000

[EUGEN KLEIN]

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