

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

**INDUSTRIAL STRATA**  
PORT COQUITLAM, BC

- 4,000 SF; 200 AMP and 600 Volts
- Can Be Separated into 2 Units
- 24" Ceiling, 6 Parkings Spaces
- \$1,599,000

**[DMYTRO CHERNYSH]**

**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]**

**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

**NEW PRICE**

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

**[RAMAN BAYANZADEH, POURIA NIKRAVAN]**

**BEAD/GEMSTONE BUSINESS**  
VANCOUVER, BC

**NEW LISTING**

- 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]**

**RETAIL FOR LEASE**  
NORTH VANCOUVER, BC

- Lower Lonsdale Location (East 1st)
- Close to Sea Bus & Shopping
- 1,637 SF Open Area
- Basic Rent: \$24/SF

**[RAMAN BAYANZADEH,  
POURIA NIKRAVAN]**

**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]**

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]**

**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]**

**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]**

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