

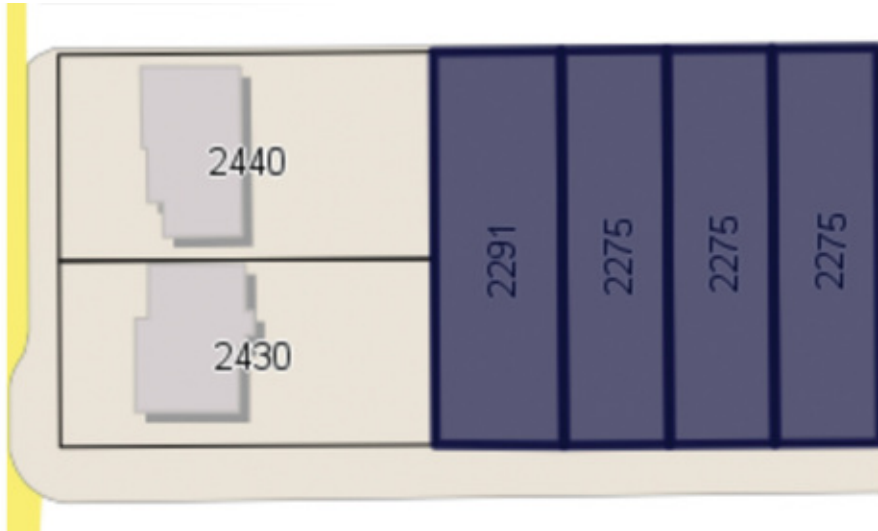
**Behroyan & Associates Real Estate  
Services Ltd.**

**Phone:**  
**Mobile:** 604-716-0005  
**Fax:** 604-281-3343  
**Email:** naz@behroyan.ca

1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

2291 Kelly Avenue, Port Coquitlam, BC, V3C 1Y1, Canada

**MLS®# R2302484**



<b>Property Value</b>	\$6,998,000
<b>Type</b>	2 storey house
<b>Year Built</b>	1960
<b>Taxes</b>	2677.62
<b>Living Area</b>	2,086 sq.ft.
<b>Lot Frontage</b>	40 ft
<b>Lot Depth</b>	122.88 ft
<b>Lot Size Area</b>	17,113 sq.ft.
<b>Bedrooms</b>	5
<b>Bathroom</b>	1 full
<b>School District</b>	Port Coquitlam

### Description

Development site! Permit application near completion. Permits in process for 58,081sqft buildable with 47 units in total. This lot will be sold in conjunction with 2275 Kelly Avenue. Both lots will be sold together making it a perfect opportunity to build a multifamily in a hot condo market. Please call for more information or to view.