

FOR SALE

FOURPLEX

RTH-3 TOWNHOME ZONING

3023 - 3029 WELLINGTON STREET
PORT COQUITLAM, BC



PIETRO NARDONE

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DIAMOND MASTER
MEDALLION CLUB
2019
18YEARS

FOR SALE

FOURPLEX

RTH-3 TOWNHOME ZONING

LEGAL DESCRIPTION

LOT 29, BLOCK E, PLAN NWPI5391, DISTRICT
LOT 466, GROUP I, NEW WESTMINSTER LAND
DISTRICT

P.I.D: 005-698-162

ZONING

RTH-3 (TOWNHOME Zoning. List of permitted uses are
available upon request.)

COMMENTS

GREAT Investment OPPORTUNITY. This FOURPLEX
sits on a 10,648 Square Foot CORNER Lot. Currently
Zoned as RTH- 3 TOWNHOME Zoning, SUPERB
Future Potential. Featuring 4 - 2 Bedroom SUITES,
Fully Tenanted, Separate Meters, Coin Laundry and
Tenants Pay All Utilities. PRIME Location, Close To
Schools, Parks, Shopping and Shopping.

SALIENT INFORMATION

LOT SIZE: 10,648 Square Feet (Corner)
121.20 x 88.47 Feet with lane access

PARKING: 6 Parking Spaces (Open)

INCOME:

Suite 3023: \$19,200 Per Year - \$1,600 Per Month
Suite 3025: \$17,160 Per Year - \$1,430 Per Month
Suite 3027: \$15,600 Per Year - \$1,300 Per Month
Suite 3029: \$20,400 Per Year - \$1,700 Per Month
Laundry: \$ 700 Per Year - \$58.33 Per Month

TOTAL: \$73,060/YEAR - \$6,088.33/MONTH

EXPENSES:

Property Taxes (2023): \$7,036.07 Per Year
City Utilities: \$3,430.00 Per Year
Building Insurance: \$4,300.00 Per Year

Total Expenses: \$14,766.07 Per Year

AGE: Built in 1950

BUILDING:

Suite 1: 750 Square Feet
Suite 2: 750 Square Feet
Suite 3: 750 Square Feet
Suite 4: 750 Square Feet

Total: 3,160 Square Feet

LIST PRICE \$2,699,900.00

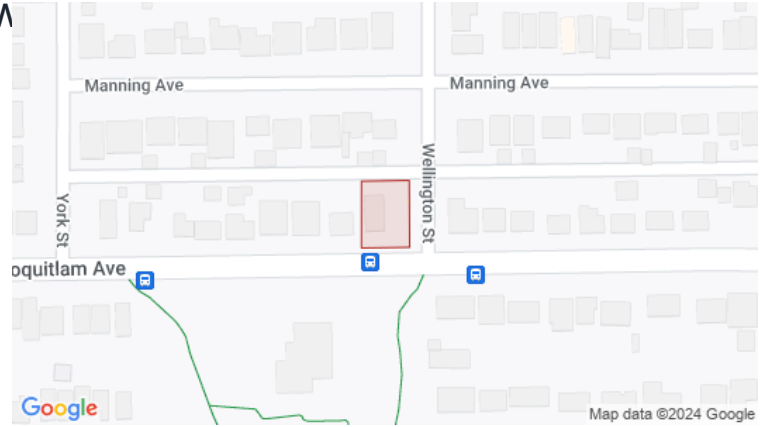
FOR FURTHER INFORMATION, PLEASE CONTACT SALES REPRESENTATIVE

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Summary Sheet

3023 WELLINGTON ST Port Coquitlam BC V3B 3W

PID	005-698-162
Registered Owner	TW*
Legal Description	LOT 29 DISTRICT LOT 466 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15391
Plan	NWP15391
Zoning	RTH3 - Residential Townhouse 3
Community Plan(s)	OCP: SMALL LOT RESIDENTIAL , not in ALR



Year Built	1958	Structure	FOURPLEX
Lot Size	10581.90 ft ²	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	11.83 m	Min Elev.	9.89 m
Floor Area	-	Walk Score	71 / Very Walkable
Transit Score	56 / Good Transit	Annual Taxes	\$7,036.07

ASSESSMENT				APPRECIATION			
	2022	%	2023		Date	(\$)	% Growth
Building	\$7,500	↑ 29.33	\$9,700	Assessment	2023	\$1,880,700	↑ 161.21
Land	\$1,618,000	↑ 15.64	\$1,871,000	Sales History	31/03/2014	\$720,000	↓ -6.49
Total	\$1,625,500	↑ 15.70	\$1,880,700		29/06/2009	\$770,000	↑ 5.84
					15/11/2007	\$727,500	-

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
R2532509	Terminated 01/04/2021	7	\$1,799,000 /	Sutton Group-West Coast Realty
R2521065	Terminated 25/01/2021	55	\$1,799,000 /	Sutton Group-West Coast Realty
R2503055	Terminated 30/11/2020	63	\$1,799,000 /	Sutton Group-West Coast Realty

DEVELOPMENT APPLICATIONS		SCHOOL CATCHMENT			
-		Elementary	Middle	Secondary	
Catchment		James Park	Kwayhquitlum Middle	Terry Fox	
School District		SD 43	SD 43	SD 43	
Grades		K - 5	6 - 8	9 - 12	

The enclosed information, while deemed to be correct, is not guaranteed.

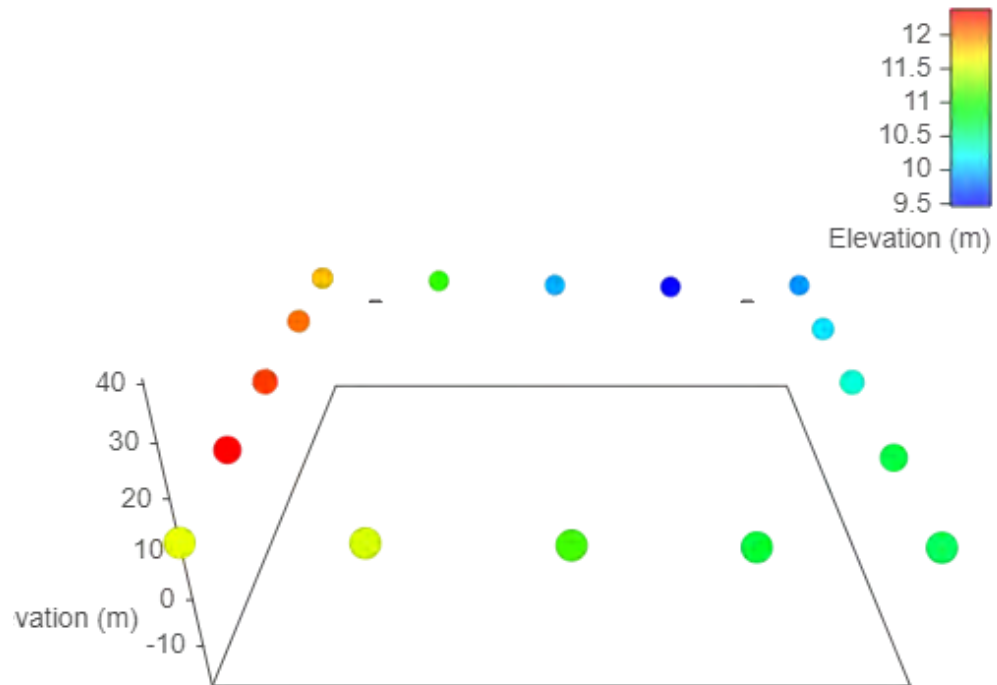
Google Views



Estimated Lot Dimensions and Topography



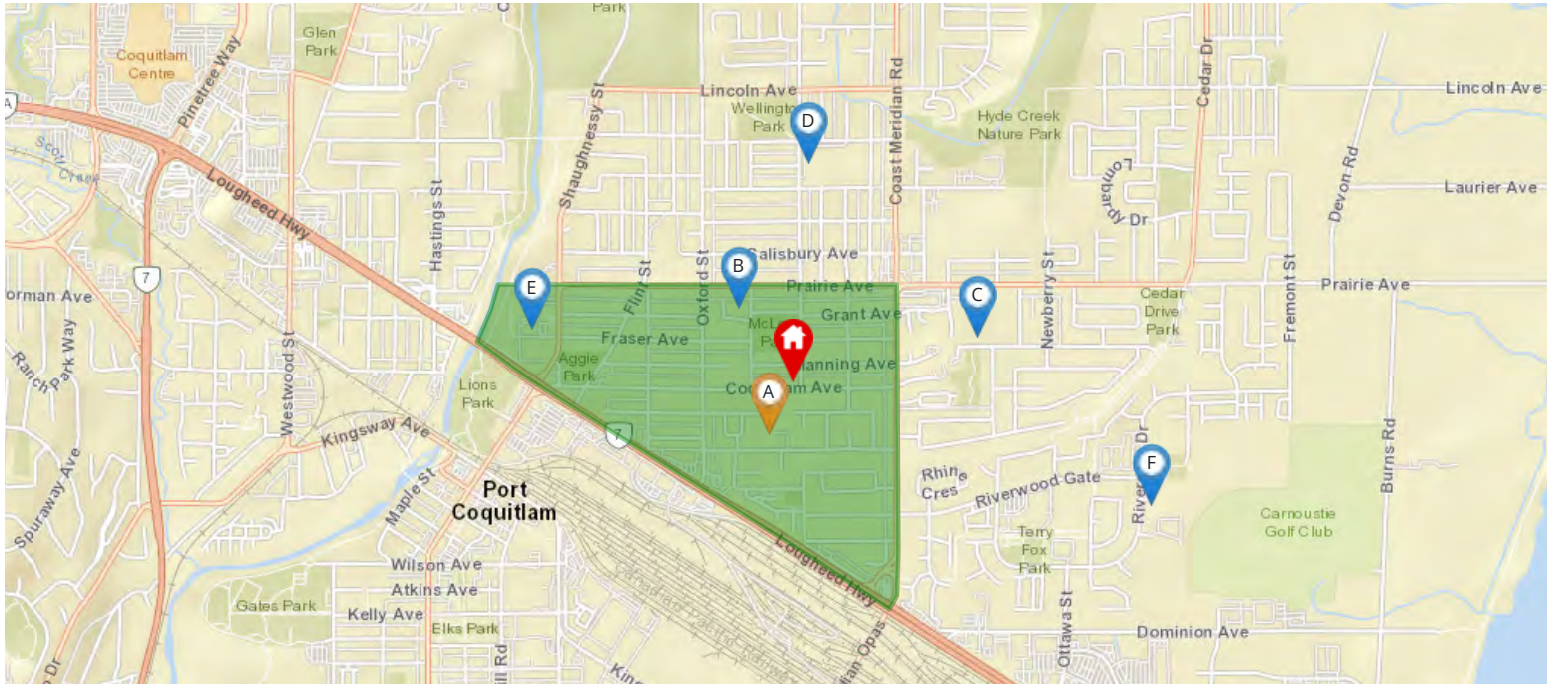
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 12.37 m | Min Elevation: 9.46 m | Difference: 2.91 m

Nearest Schools

Nearby Elementary Schools

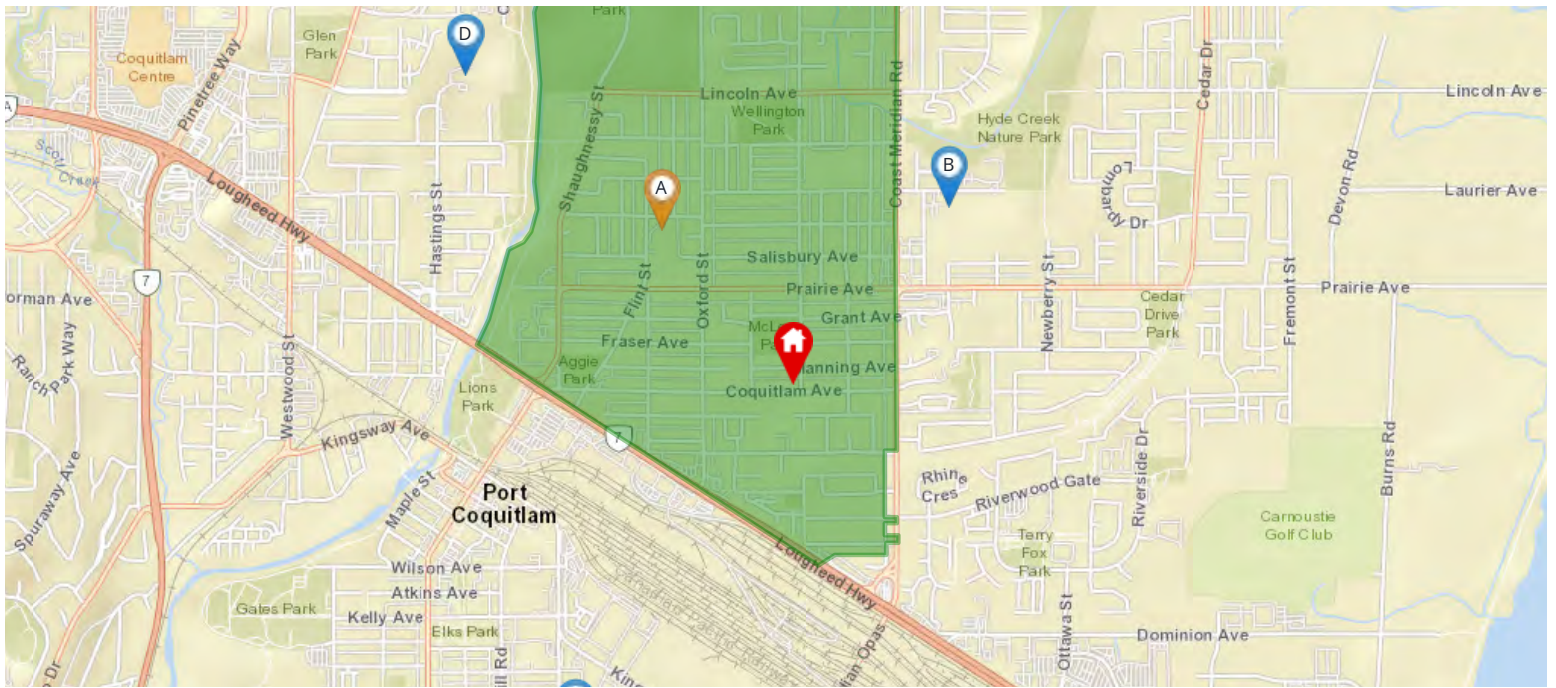


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: James Park Elementary School -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A James Park	K - 5	SD 43	Port Coquitlam	Montessori; StrongStart	6 mins	0.5 km	3 mins	6 mins
B Hope Lutheran	K - 7	Independent	Port Coquitlam	Catholic Independent School	7 mins	0.5 km	2 mins	7 mins
C Birchland	K - 5	SD 43	Port Coquitlam		11 mins	0.8 km	3 mins	11 mins
D Pionniers	K - 12	SD 93	Port Coquitlam	French Only School; IB Program (MYP & DP)	13 mins	0.9 km	2 mins	13 mins
E Our Lady Of The Assumption	K - 7	Independent	Port Coquitlam	Catholic Independent School	17 mins	1.2 km	3 mins	15 mins
F Blakeburn	K - 5	SD 43	Port Coquitlam		29 mins	2.1 km	4 mins	23 mins

Nearby Middle Schools

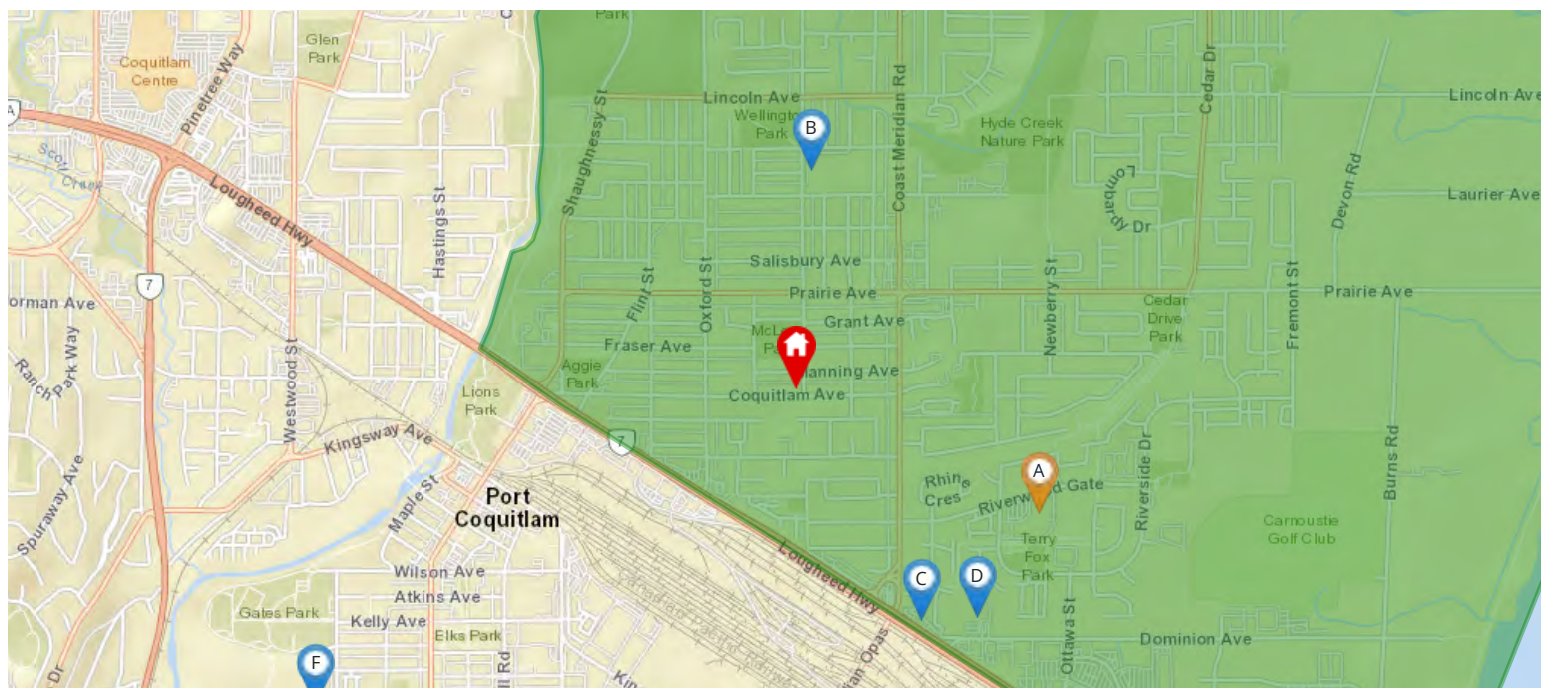


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Kwayhqitlum Middle School** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Kwayhqitlum Middle	6 - 8	SD 43	Port Coquitlam	Middle French Immersion	17 mins	1.2 km	4 mins	13 mins
B Minnehada Middle	6 - 8	SD 43	Port Coquitlam		19 mins	1.3 km	4 mins	12 mins
C Pitt River Middle	6 - 8	SD 43	Port Coquitlam	Middle French Immersion	41 mins	2.9 km	5 mins	17 mins
D Maple Creek Middle	6 - 8	SD 43	Port Coquitlam	Middle French Immersion	38 mins	2.7 km	7 mins	25 mins
E Citadel Middle	6 - 8	SD 43	Port Coquitlam		1 hour 8 mins	4.8 km	8 mins	37 mins
F Scott Creek Middle	6 - 8	SD 43	Coquitlam		1 hour 9 mins	4.8 km	12 mins	42 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Terry Fox Secondary School -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Terry Fox	9 - 12	SD 43	Port Coquitlam	AP Program	21 mins	1.6 km	3 mins	21 mins
B Pionniers	K - 12	SD 93	Port Coquitlam	French Only School; IB Program (MYP & DP)	13 mins	0.9 km	2 mins	13 mins
C Hope Lutheran	8 - 12	Independent	Port Coquitlam	Catholic Independent School	19 mins	1.4 km	4 mins	19 mins
D Archbishop Carney	8 - 12	Independent	Port Coquitlam	Catholic Independent School; AP Program	24 mins	1.8 km	5 mins	24 mins
E British Columbia Christian	K - 12	Independent	Port Coquitlam	Independent Christian School; AP Program	39 mins	2.9 km	7 mins	17 mins
F Riverside	9 - 12	SD 43	Port Coquitlam	French Immersion; AP Program	42 mins	3.0 km	9 mins	26 mins

Walk Score

3023 WELLINGTON ST Port Coquitlam, V3B 3W9



Very Walkable

Most errands can be accomplished on foot



Good Transit

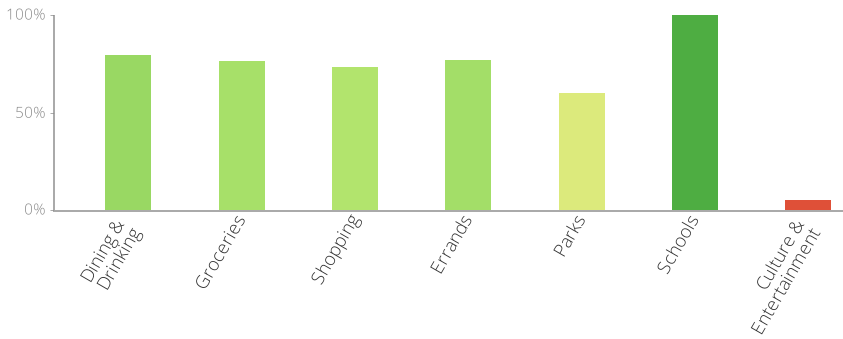
Many nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 71 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

