



LAND ASSEMBLY REPORTS

January 1 to June 30 2021





DEVELOPMENT SITE NOTABLE SALES

January 1 to June 30 2021

SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
VANCOUVER			
2630 Garden Drive	1	\$2,450,000	Md Dev
5588, 5608 & 5656 Manson St	3	\$27,000,000	Hd Dev
2104-2116 & 2122-2126 E Hastings St; 406 Lakewood Drive	5	\$5,620,000	Md Dev
4906-4940 & 4958 Main St	5	\$12,000,000	Hd Inv
430-440 West Pender St	2	\$8,977,776	Hd Inv
4102 Main Street	1	\$3,660,000	Hd Inv
5092 Clarendon Street	1	\$1,418,000	Md Inv
809-869 & 889 W 33rd Ave	5	\$19,000,000	Md Dev
4708 Joyce St	1	\$4,100,000	Tba Inv
700-704 Vernon Drive	2	\$1,850,000	Tba Dev
2125 W 10th Ave	1	\$5,500,000	Tba Inv
2684 E 8th Ave	1	\$2,400,000	Md Inv
2680 Horley St	1	\$1,570,000	Md Inv
6137-6237 & 6261 Granville St; 1511 W 47th Ave; 1522 W 45th Ave	9	\$35,000,000	Md Inv
2894 E Broadway	1	\$5,600,000	Md Inv
2720 & 2726 Ward Street	2	\$3,696,000	Md Inv
2406-2438 & 2448 Renfrew St	5	\$12,000,000	Hd Dev
561, 573 & 581 W 26th Ave	3	\$12,000,000	Md Dev
277, 289 & 291 W 42nd Ave	3	\$25,000,000	Hd Dev
5308-5362 Chambers St	2	\$7,409,600	Md Inv
1540 & 1546 E 3rd Ave	2	\$3,275,000	Hd Inv
5092 Slocan St	1	\$2,800,000	Md Inv
1742-1746, 1754-1758, & 1762-1766 Renfrew St	6	\$8,777,900	Md Inv
7038 & 7050 Main St	2	\$4,300,000	Hd Dev
4485 Fraser St	1	\$1,900,000	Md Inv

SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
RICHMOND			
5800, 5840 & 5860 Granville Ave	3	\$8,000,000	Md Inv
9151 Alexandra Road	1	\$17,000,000	Hd Inv
5300 Granville Ave	1	\$8,300,000	Md Inv
8220 Spires Road	1	\$2,260,000	Md Inv
5571 Steveston Highway	1	\$1,480,000	Md Inv
22551 Westminster Highway	1	\$2,100,000	Md Inv
2751 Shell Road	1	\$2,000,000	Md Inv
9240 Garden City Road	1	\$1,548,000	Md Inv
9280 No. 4 Road	1	\$1,160,000	Md Inv
8120 & 8140 No. 1 Road	2	\$4,460,000	Md Inv
8131 Westminster Highway	1	\$25,000,000	Hd Inv
10051 No. 4 Road	1	\$1,568,000	Md Inv
9080-9100 & 9180 Odlin Road; 4420 & 4440 Garden City Road	6	\$30,000,000	Hd Dev
BURNABY			
5507 & 5525 Imperial St	2	\$7,000,000	Md Inv
3932 Moscrop St	1	\$1,550,000	Md Inv
5292 & 5318 Kingsway	2	\$7,900,000	Md Dev
4420 Marine Drive	1	\$3,170,000	Ld Inv
5137 Kingsway	1	\$7,688,000	Hd Inv
7447 & 7453 14th Ave	2	\$5,700,000	Md Inv
7275 Randolph Ave	1	\$1,280,000	Ld Inv
NEW WESTMINSTER			
2111 7th St	1	\$1,045,000	Md Inv
65 1st St	1	\$22,735,947	Hd Dev
640-648 6th St	2	\$3,100,000	Hd Dev
218-222 6th St	2	\$6,000,000	Hd Inv
2115 7th St	1	\$1,267,000	Md Inv
454 Rousseau St	1	\$1,350,000	Ld Inv
458 Rousseau St	1	\$1,600,000	Ld Inv

■ Sold by Claridge

FORM OF POTENTIAL DEVELOPMENT

(Md) Medium Density (Ld) Low Density (Re) Retirement
(Hd) High Density (Tba) To Be Announced

PURCHASER

(Inv) Investor (Gov) Government
(Dev) Developer



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SURREY			
10822 132nd St	1	\$1,457,000	Md Inv
16674 20th Ave	1	\$3,500,000	Ld Inv
5903 144th St	1	\$10,903,000	Md Inv
6451 128th St	1	\$960,000	Md Dev
2355-2369 & 2383 153rd St, 15262 & 15268 24th Ave, 2350, 2360 & 2372 152A St	9	\$14,547,942	Md Dev
6462 127A St, 6441 128th St & 12789 64th Ave	3	\$3,300,000	Md Dev
13454 & 13460 95th Ave	2	\$4,450,000	Hd Inv
13412 & 13420 96th Ave	2	\$2,200,000	Md Inv
17018, 17032 & 17048 32nd Ave	3	\$14,100,000	Ld Inv
18619 76th Ave	1	\$17,600,000	Md Dev
13259 80th Ave	1	\$2,150,000	Ld Inv
13853 & 13889 104th Ave; 10431 & 10435 139th St	4	\$20,800,000	Hd Inv
13248 & 13250 105th Ave	2	\$2,570,000	Md Inv
10928 132A St	1	\$1,550,000	Md Inv
15513 28th Ave	1	\$2,280,000	Ld Dev
13265 108th Ave & 10826 132A St	2	\$5,990,000	Hd Inv
9961 140th St	1	\$3,284,500	Md Inv
17456 100th Ave	1	\$2,600,000	Md Inv
10031 132A St	1	\$1,263,000	Md Inv
12768 60th Ave	1	\$1,400,000	Ld Inv
13256 105th Ave	1	\$2,280,000	Md Inv
12750 60th Ave	1	\$1,600,000	Ld Inv
13942, 13952 & 13962 Laurel Dr; 13943, 13953 & 13963 96th Ave	6	\$14,000,000	Hd Dev
18241 73rd Ave	1	\$3,900,000	Md Inv
13889 62nd Ave	1	\$2,190,000	Md Inv
18563 & 18573 76th Ave	2	\$15,150,000	Md Dev

SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
SURREY			
15582 104A Ave	1	\$1,513,000	Md Inv
14313 108th Ave	1	\$1,170,000	Ld Inv
13272 105th Ave	1	\$2,000,000	Md Inv
16508 20th Ave	1	\$6,625,000	Md Inv
16174 80th Ave	1	\$27,600,000	Md Inv
10514 155th St	1	\$1,190,000	Md Inv
12175 93A Ave	1	\$1,260,000	Md Inv
10295 141st St	1	\$1,315,000	Md Inv
16778 20th Ave	1	\$4,000,000	Ld Inv
10887 & 10895 132A St	2	\$2,530,000	Md Inv
13233 108th Ave	1	\$1,450,000	Md Inv
1005 & 1045 168th St	2	\$10,200,000	Md Inv
13816 & 13874 58th Ave	2	\$4,350,000	Md Inv
18590 92nd Ave	1	\$1,500,000	Md Inv
1915 165A St	1	\$4,580,000	Md Dev
187 176th St	1	\$6,765,000	Hd Dev
16709-6729 & 16739 23rd Ave	4	\$10,940,000	Md Dev
13565 105th Ave & 10502 135A St	2	\$4,138,000	Md Inv
COQUITLAM			
736 & 738 Como Lake Ave	2	\$2,800,000	Hd Dev
566 Brookmere Ave	1	\$2,700,000	Hd Inv
574 & 582 Foster Ave	2	\$6,200,000	Md Inv
1121, 1123 & 1135 Brunette Ave, 208 Begin St and 209 & 213 Therrien St	6	\$11,380,000	Md Gov
634-642 & 644 Tyndall St	5	\$13,013,400	Hd Dev
339 Nelson St	1	\$1,822,000	Md Inv
1160 Inlet St	1	\$34,551,360	Md Dev
1049 Charland Ave	1	\$1,760,000	Md Inv
747 Como Lake Ave	1	\$1,500,000	Md Inv
606 Elmwood St	1	\$8,199,000	Hd Inv
618, 622 & 626 Claremont St; 631 & 633 Gardena Drive	5	\$17,684,700	Hd Dev
231 Lebleu Street	1	\$2,450,000	Md Inv

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