



LAND ASSEMBLY REPORTS

July 1 to December 31 2021





DEVELOPMENT SITE NOTABLE SALES

July 1 to December 31 2021

SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
VANCOUVER			
239 East 16th Ave	1	\$2,858,000	Md Dev
5490 Ash St	1	\$4,413,000	Md Inv
2296 Cambridge	1	\$2,500,000	Hd Inv
2619 Nanaimo St	1	\$2,800,000	Md Inv
3970 Main St	1	\$4,788,000	Hd Dev
2838 Nanaimo St	1	\$2,920,000	Ld Dev
683 W 26th Ave	1	\$2,868,000	Md Inv
157 W King Edward Ave	1	\$4,000,000	Md Inv
2810 & 2870 Nanaimo St	2	\$6,223,000	Ld Dev
7018-7064 & 7078 Main St; 208 E 54th Ave; 211 E 55th Ave	6	\$13,000,000	Hd Dev
441 & 449 E Pender St	2	\$3,350,000	Md Inv
2473 E 24th Ave	1	\$3,105,000	Md Inv
756 W 26th Ave	1	\$3,060,000	Md Inv
1226 W 26th Ave	1	\$4,950,000	Md Inv
6495 Main St	1	\$11,000,000	Hd Dev
Landmark Bayside	1	\$29,000,000	Hd Inv
4408-4460 & 4488 Fraser St; 707-709 E 29th Ave	8	\$16,000,000	Hd Dev
3539 Hull St	1	\$1,565,000	Md Inv
6611 Ash St	1	\$3,200,000	Md Inv
466 W 27th Ave	1	\$3,600,000	Md Inv
197 W 26th Ave	1	\$3,300,000	Md Inv
445 Kingsway & 2935 St. George St	2	\$10	Hd Inv
4679 Slocan St	1	\$1,708,000	Md Inv
691 W 28th Ave	1	\$3,790,000	Md Inv
623-679 & 693 W 30th Ave; 4575 Ash St	7	\$25,000,000	Md Dev
5408 Manson St	1	\$5,800,000	Hd Inv
2631 Nanaimo St	1	\$3,300,000	Md Inv
5392 Manson St	1	\$8,500,000	Hd Inv
547, 561 & 577 W 27th Ave	3	\$14,000,000	Md Inv
1436 E 1st Ave	1	\$1,266,000	Hd Inv
7075 Oak St	1	\$4,300,000	Md Dev
520-580 & 590 W 29th Ave	6	\$31,000,000	Md Dev

SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
VANCOUVER			
4928 & 4932 Earles St	2	\$3,895,000	Md Inv
1290 Hornby St	1	\$45,000,000	Hd Dev
2900 Fraser St	1	\$3,000,000	Ld Inv
5558 Oak St	1	\$2,650,000	Md Inv
691 East 29th Ave	1	\$2,050,000	Md Inv
1967-1999 E Hastings St	2	\$11,000,000	Hd Inv
1748 E 12th Ave	1	\$1,185,900	Md Inv
2607, 2651 & 2671 Nanaimo St	3	\$8,381,000	Md Inv
775 W 42nd Ave	1	\$4,230,000	Md Inv
3329-3403 & 3429 W 41st Ave	7	\$30,000,000	Md Inv
807, 821, 833 & 847 E 33rd Ave	4	\$12,000,000	Hd Dev
2111 Main St	1	\$60,000,000	Hd Inv
810 Kingsway	1	\$22,000,000	Hd Dev
516 & 534 W Pender St	2	\$64,000,000	Hd Dev
6137-6237 & 6261 Granville St; 1511 W 47th Ave; 1522 W 45th Ave	9	\$45,000,000	Re Dev
5475-5347 & 5327 Oak St; 1006 W 37th Ave	8	\$35,000,000	Md Dev
3048, 3060 & 3080 W Broadway	3	\$31,000,000	Hd 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			
6077 140th St	1	\$5,000,000	Ld Inv
10620 138A St	1	\$1,650,000	Md Inv
9413 172nd St	1	\$6,189,000	Hd Inv
10120 179th St	1	\$2,900,000	Inv
10113 173rd St	1	\$3,200,000	Ld Inv
17356 101st Ave	1	\$2,308,888	Ld Inv
17660 92nd Ave	1	\$3,250,000	Md Inv
9093 & 9085 152nd St	2	\$5,750,000	Hd Dev
13185 56th Ave	1	\$2,150,000	Ld Inv
13301 104th Ave	1	\$99,000,000	Hd Inv
5764 & 5752 172nd St	2	\$3,815,000	Ld Inv
14634 60th Ave	1	\$1,048,000	Ld Inv
9857 Huckleberry Drive	1	\$1,710,000	Ld Inv
15592 104A Ave	1	\$1,630,000	Md Inv
2119 168th St	1	\$5,250,000	Ld Inv
17411 59th Ave	1	\$2,350,000	Md Inv
13242 & 13252 104th Ave; 10375 133rd St	3	\$20,000,000	Hd Inv
13988 Laurel Dr & 9611 140th St	2	\$5,480,000	Hd Dev
9746 137th St	1	\$2,283,000	Ld Gov
15781 104th Ave	1	\$1,288,888	Ld Inv
10245 176th St	1	\$3,990,000	Ld Inv
16648 20th Ave	1	\$3,700,000	Md Inv
11798 & 11808 River Road; 11779 & 11793 100th Ave	4	\$11,000,000	Md Inv
1918 & 1942 167th St	2	\$7,700,000	Ld Dev
17870 94th Ave	1	\$3,120,000	Hd Inv
10267 123A St & 12280 103A Ave	2	\$3,900,000	Ld Inv
9481 172nd St; 17129 94A Ave	2	\$5,750,000	Md Inv

SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
SURREY			
13834 Cowan Road	1	\$2,700,000	Ld Inv
18742 & 18758 72nd Ave	2	\$10,000,000	Md Inv
17421 59th Ave	1	\$2,200,010	Md Inv
13770 101A Ave	1	\$2,448,000	Md Inv
13675 Grosvenor Road	1	\$1,100,000	Md Dev
15010-15040 & 15060 108th Ave; 10778 150th St	5	\$7,760,000	Md Inv
5751, 5761 & 5773 174th St; 17358 58th Ave	4	\$6,350,000	Md Inv
10486 138th St	1	\$1,630,000	Ld Inv
13883 Grosvenor Road	1	\$1,950,000	Ld Inv
10475 155A St	1	\$1,415,000	Md Inv
5869 142nd St	1	\$31,000,000	Md Dev
RICHMOND			
6333 Cooney Road	1	\$15,600,000	Hd Inv
4400, 4420 & 4440 Smith Cres	3	\$7,450,000	Md Inv
9899 Steveston Highway	1	\$5,990,000	Md Inv
4691 Smith Crescent; 23301-23381 Gilley Road	3	\$8,300,000	Md Dev
5471 Steveston Highway	1	\$1,250,000	Md Inv
9560 Williams Road	1	\$2,203,000	Ld Inv
8040 River Road	1	\$6,400,000	Hd Inv
10140, 10160 & 10180 No. 1 Road; 4051 & 4068 Cavendish Drive	5	\$15,500,000	Md Dev
7371 No. 4 Road	1	\$6,700,000	Md Inv
5900 No. 2 Road; 6191, 6311 & 6751 Westminster Highway	4	\$271,000,000	Hd Dev

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BURNABY			
7819 19th Ave & 7821 19th Ave	2	\$1,820,000	Md Inv
7776 4th St	1	\$2,268,000	Md Inv
4235 Sardis St	1	\$3,400,000	Hd Inv
7262 Curtis St	1	\$1,800,000	Md Inv
6632 Royal Oak Ave	1	\$6,400,000	Md Dev
7540 Buller Ave	1	\$1,700,000	Md Inv
680 Sperling Ave	1	\$1,800,000	Md Inv
5644 Jersey Ave	1	\$1,300,000	Md Inv
7121 Nelson Ave	1	\$2,000,000	Md Inv
7520 6th St	1	\$2,080,000	Md Inv
5691 & 5675 Rumble St	2	\$3,210,000	Md Inv
7000 Lougheed Highway	1	\$151,000,000	Hd Dev
2300 Madison Avenue & BC Hydro Right of Way	1	\$88,000,000	Hd Dev
NORTH VAN			
1202 Ross Road	1	\$3,007,039	Md Dev
1612 St. Georges Ave	1	\$10,350,000	Md Dev
758 East 3rd St	1	\$2,470,000	Md Inv
1915 Glenaire Drive	1	\$2,350,000	Md Inv
758 & 762 East 3rd St	2	\$4,920,000	Md Inv
1581 Hunter St	1	\$3,125,000	Hd Inv
1828 Belle Isle Place	1	\$3,275,000	Md Inv
800 Marine Drive	1	\$7,975,000	Hd Dev
1504 Rupert St	1	\$2,550,000	Md Dev
3050 Baird Road	1	\$31,995,250	Md Dev
NEW WESTMINSTER			
823-837 & 841 6th St	6	\$10,000,000	Md Inv
831 Royal Ave	1	\$2,151,000	Md Inv
412 5th St	1	\$1,735,000	Md Inv
211 Jardine St	1	\$2,620,000	Ld Inv
506 Fader St	1	\$1,035,000	Ld Inv

SITE ADDRESS	SITE(S) ASSEMBLED	PRICE (\$)	CLASSIFICATION
COQUITLAM			
588 Harrison Ave	1	\$2,350,000	Md Inv
612 & 614 & 620 & 624 Godwin Ct	4	\$4,680,000	Md Inv
4265 Cedar Drive	1	\$2,545,000	Md Inv
3476 Baycrest Ave	1	\$5,500,000	Ld Inv
604-612 & 616 Harrison Ave; 605,609 & 615 Kemsley Ave	7	\$17,471,828	Hd Dev
686 Florence St	1	\$1,786,000	Ld Inv
729-737 & 739 Como Lake Ave & 804 Robinson St	6	\$12,094,683	Dev
1350 Coast Meridian Road	1	\$4,400,000	Md Inv
925 Austin Ave	1	\$3,700,000	Ld Inv
1144 & 1152 Rochester Ave	2	\$2,830,000	Md Inv
608 Godwin Court	1	\$870,000	Md Inv
609, 611 & 613 Smith Ave	3	\$9,000,000	Hd Dev
604, 606 & 608 Sydney Ave	3	\$6,564,000	Md Inv
620 & 624 Harrison Ave; 623 & 629 Kemsley Ave	4	\$9,474,000	Hd Dev
1184 Inlet St	1	\$22,350,000	Hd Dev
724, 726 & 728 Lea Ave	3	\$4,775,000	Md Dev
603 Tyndall St	1	\$3,717,000	Hd Inv
3673 Victoria Drive	1	\$4,300,000	Inv
210 Bernatchey St	1	\$2,600,000	Ld Inv
2950 Lougheed Highway & 2960 Christmas Way	2	\$130,000,000	Hd Dev
513-566 Brookmere Ave	2	\$148,100,000	Hd Dev
628-636 & 638 Claremont St; 635-643 & 645 Gardena Drive	12	\$39,526,277	Hd Dev

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