

# Lady Sharon Apartments

1320 King Albert Avenue, Coquitlam

65-suite apartment building on a large 2.21 acre lot in the Austin Heights neighbourhood of Coquitlam

**BIG** SUITES  
LOT  
VALUE



## Investment Opportunity

For Sale | Lady Sharon Apartments

## Salient Details

### Address

1320 King Albert Avenue, Coquitlam

### PID

008-485-496

### Legal Description

LOT 169 DISTRICT LOT 357 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 38235

### Building Size

82,025 sq. ft. (approx.)

### Lot Size

96,268 sq. ft. (2.21 acres)

### # of Storeys

3

### Year Built

1970

### Suite Mix

Bachelor	6 units
1-Bedroom	25 units
2-Bedroom	34 units
<b>Total:</b>	<b>65 units</b>

### Parking

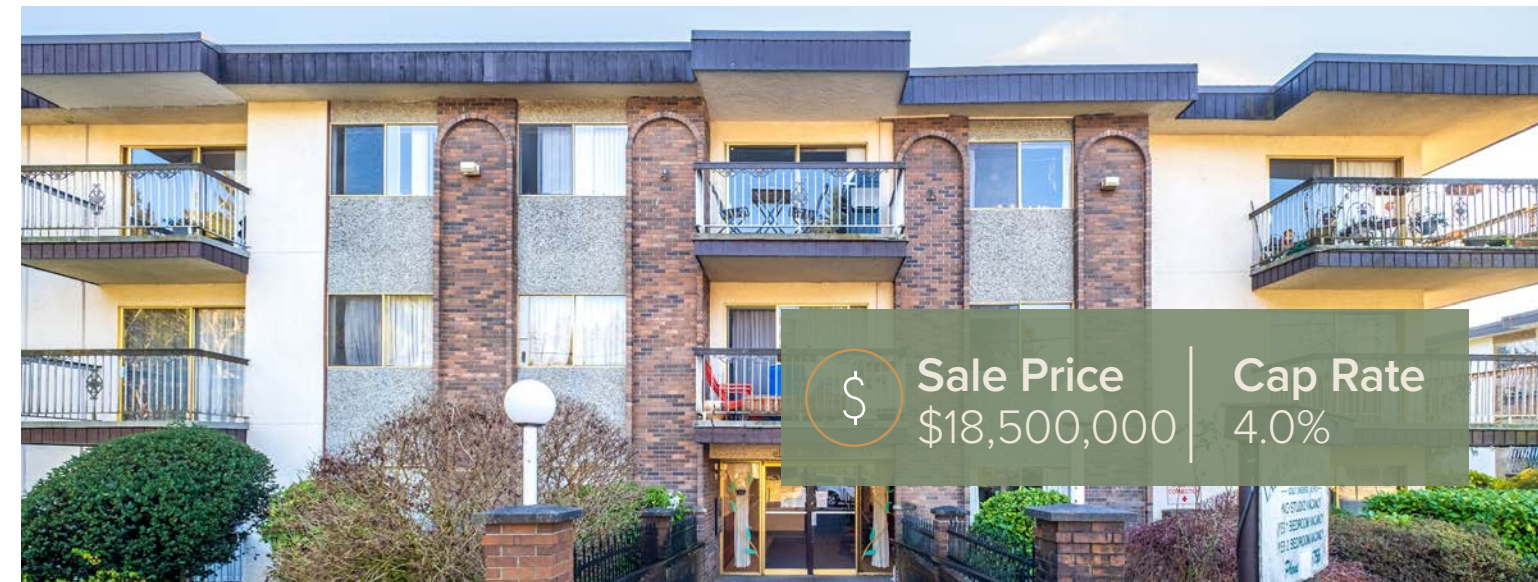
75 underground stalls  
20 surface stalls

### Zoning

RM-2



[CLICK HERE FOR MORE INFORMATION](#)



## Investment Highlights

- **Well-Maintained Multifamily Asset:** The property offers 65 exceptionally large rental suites significantly above the submarket average and much larger than purpose-built rental units currently being constructed. Further, the building is located on a generous 2.21-acre site in an area slated for additional density under the Austin Heights Neighbourhood Plan.
- **Substantial Rent Upside:** With current rents sitting below market benchmarks, the asset presents an estimated 45% rental uplift opportunity, with potential revenue growth achieved through tenant turnover.
- **52% of the Suites are Two Bedrooms:** The property has an excellent suite mix with 34 of the 65 suites being large two bedrooms, providing exceptional value at this price point.
- **Prime Location in an Evolving Neighbourhood:** Situated on a 2.21 acre site in the heart of Austin Heights, an area that has an established OCP which has resulted in significant investment and development activity over that last several years. The property benefits from immediate access to top-tier amenities, schools, convenient retail, and multiple transit connections, supporting strong tenant demand and long-term value.

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## Location Highlights

## Coquitlam Demographics

**173,889**  
CURRENT  
POPULATION  
(2025)

**7.1%**  
POPULATION  
GROWTH  
(2025-2030)

**40 YRS**  
AVERAGE  
AGE

**\$110K**  
MEDIAN HOUSEHOLD  
INCOME



### WALKABLE, DRIVABLE, LIVABLE.

The Austin Heights area benefits from a strong community with an established retail core, numerous community centers, attractive public parks, and many other desirable amenities.

### Nearby Amenities

*\*Within 5 km radius*



**124**

RESTAURANTS



**7**

COMMUNITY CENTRES



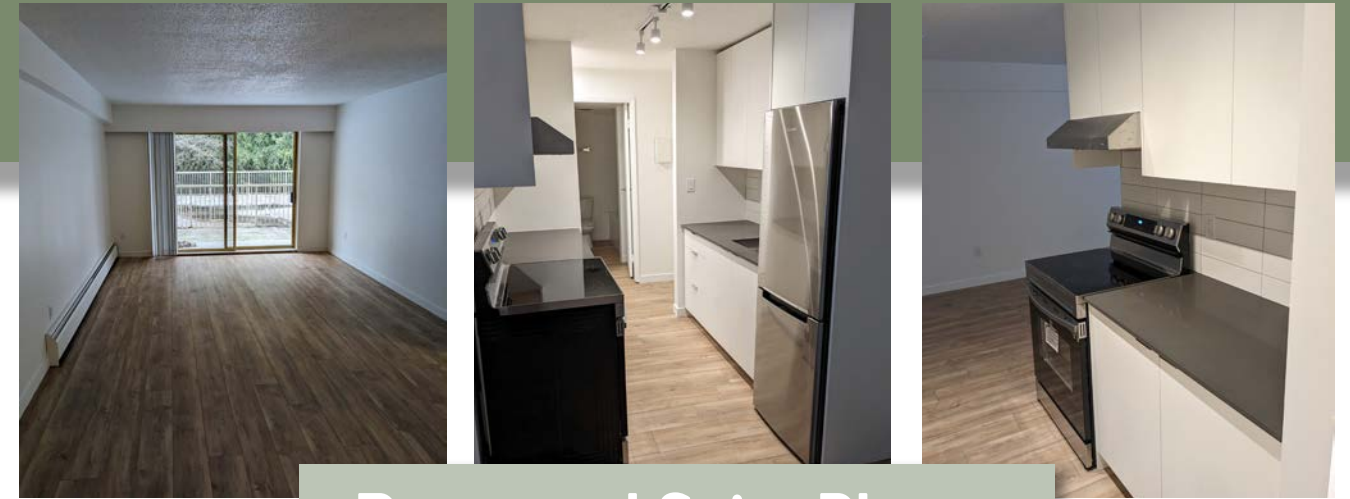
**47**

PARKS

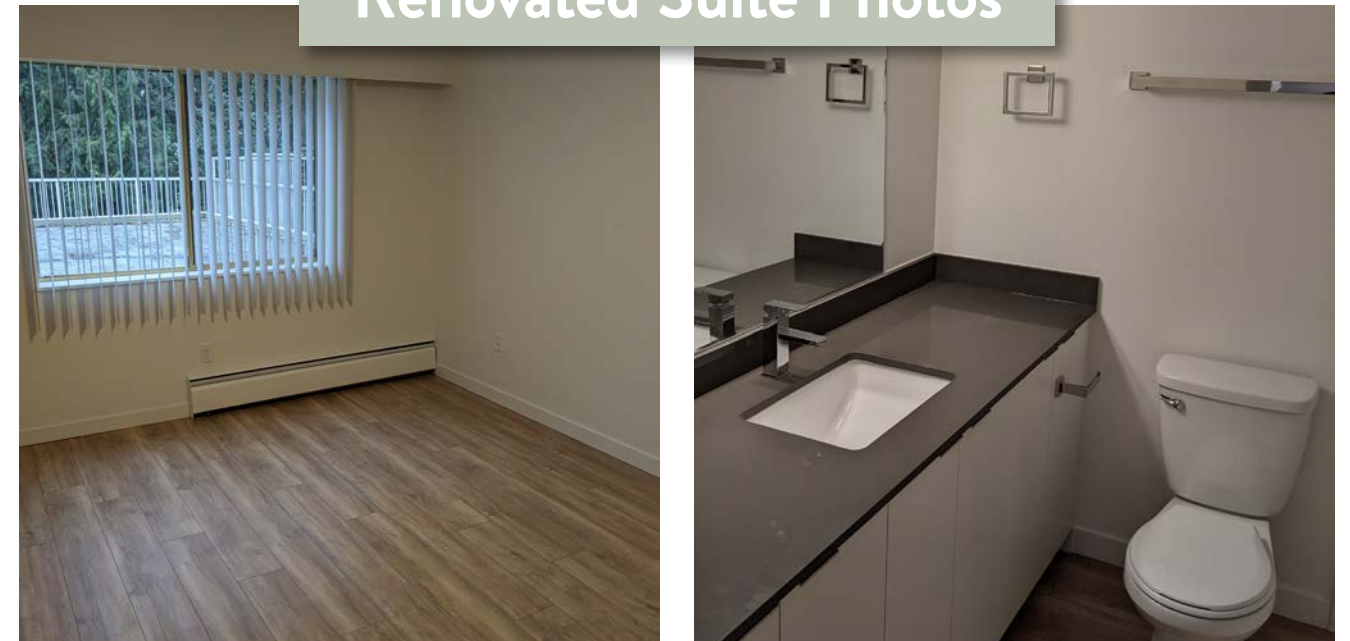
- > John B Pub
- > Jimoco Cafe & Pasta
- > RONA
- > Domino's Pizza
- > JOEY's Coquitlam
- > Morning Tide Eatery
- > Smoking Pig
- > The Golden Boot
- > Superstore
- > 7-Eleven
- > Safeway
- > IKEA
- > Cactus Club Cafe
- > Zone Bowling
- > Coquitlam Public Library
- > Poirier Sport & Leisure Complex
- > Blue Mountain Park
- > Vancouver Golf Club

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Location Map



Renovated Suite Photos



**CHARACTER**  
YOU CAN'T BUILD ANYMORE



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