

Colliers



Moody Centre Station
Skytrain & West Coast Express

Court-Ordered Sale

4.34 Acre Mid-Rise Condo Site
with DP Approved and BP Submitted
Lots 17-20, 3000 Henry Street | Port Moody, BC

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Offering Process

On July 29, 2024, the Supreme Court of British Columbia (the “Court”) pronounced an Order (the “Receivership Order”), appointing KSV Restructuring Inc. (“KSV”) as receiver and manager (in such capacity, the “Receiver”) of the assets, undertakings, and property of 3000 Henry Street Limited Partnership and 0790857 B.C. Ltd. (the “Debtors”), and all of the assets, undertakings and properties of the Debtors, including the land known as 3000 Henry Street Port Moody, BC, together with all buildings, improvements and structure thereon and the fixtures affixed thereto, as well as the plans, designs and specifications in connection therewith (the “Property”).

On October 25, 2024, the Court issued an order (the “Sale Procedure Approval Order”), among other things: (i) authorizing and directing the Receiver, nunc pro tunc, to enter into the Agreement of Purchase and Sale dated as of October 3, 2024 (the “Stalking Horse APS”); (ii) approving bidding procedures to the Sale Procedure Approval Order (the “Bidding Procedures”) to be utilized in respect of the sale of the Property (as defined in the Bidding Procedures); and (iii) authorizing and empowering the Receiver to engage Colliers Macaulay Nicolls Inc. (“Colliers”) to act as the listing agent (in such capacity, the “Advisor”) to market and sell the Property in accordance with the Bidding Procedures.

This information package has been prepared by the Advisor and provided to prospective purchasers to assist in the decision to acquire the Property (the “Opportunity”). This does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This information package provides information relating to certain physical, location, site and financial characteristics of the Property. This is subject to the terms of the Confidentiality Agreement (each a “CA”) each prospective purchaser executed in connection with the Opportunity in all respects. Terms used but not otherwise defined in this package have the meaning ascribed to them in the Bidding Procedures.

Supplemental confidential information will be made available to potential purchasers via the Advisor’s Sharefile Virtual Data Room (“VDR”). Additional materials related to the Receivership proceeding can be accessed at www.ksvadvisory.com/experience/case/henrystreet. The information upon which this package is based has been obtained from various sources which are considered reliable. The Receiver and the Advisor expressly disclaim any and all liability for any errors or omissions in the information package or any other written or oral communication transmitted or made available to prospective purchasers and make no representation or warranty, express or implied, as to the accuracy or completeness of any of the foregoing.

SUBMISSION GUIDELINES

Capitalized terms in the section that follows have the meaning provided to them in the Stalking Horse APS or the Sale Procedure Approval Order unless otherwise defined herein.

Interested parties will be invited to submit a bid (each a “Bid”) in connection with the Opportunity. The Bid should outline the terms for the acquisition of the Property contemplated and must include, at a minimum, the Required Bid Terms and Materials as set out in the Bidding Procedures including, among other things:

- a) provide consideration in excess of the Purchase Price equal to or greater than \$15,150,000, which is the amount of consideration contemplated in the Stalking Horse APS plus, an expense reimbursement of up to \$150,000 representing approximately 1% of the Purchase Price; (the “Consideration Value”);
- b) provide for a closing of the transaction by not later than the Outside Date;
- c) include:
 - o duly executed and binding transaction documents, as well as a blackline of the executed purchase and sale agreement to the Template APS;
 - o the legal name and identity (including jurisdiction of incorporation/formation) and contact information of the Qualified Bidder, full disclosure of its direct and indirect principals, and the name(s) of its controlling equity holder(s); and
 - o disclosure of any connections or agreements with the Debtors or any of their affiliates;
- d) be accompanied by a cash deposit in the amount equal to \$250,000, which Deposit shall be retained by the Receiver in a trust account in accordance with the terms thereof;

- e) provide that the bid will remain irrevocable until the earlier of: (i) closing of the Successful Bid; or (ii) closing of the Back-Up Bid;
- f) include evidence satisfactory to the Receiver of the availability of funds or other financial commitment being in place that would allow the Qualified Bidder to close the bid;
- g) not include a provision requesting or entitling the Qualified Bidder to any expense reimbursement or similar type of payment;
- h) not be conditional on having to obtain financing or the outcome of unperformed due diligence; and
- i) contain evidence of authorization and approval from the Qualified Bidder’s board of directors.

Prospective purchasers are encouraged to review the Bidding Procedures in detail. Prospective purchasers should note that the Receiver is under no obligation to respond to or accept any proposal for the Property. The Receiver reserves the right to remove the Property from the market and to alter the Bidding Procedures, in its sole discretion. The Property is to be purchased on an “as is, where is” basis.

CONFIDENTIALITY

By receipt of this Information package, and further to the terms of the CA, the recipient agrees that this document and its contents are confidential; that it will hold and treat it in the strictest of confidence; that it will not directly or indirectly disclose this document or its contents to any firm, person, or entity without the Receiver’s prior written consent and that it will not use or permit this document to be used in any manner detrimental to the interests of the Receiver, the Advisor, or their affiliates. This document is not to be reproduced, in whole or in part, without the prior written consent of the Receiver and the Advisor. The terms and conditions in this section will relate to all sections of this Information package as if stated independently therein.

SUBMISSION DATE

Interested parties are invited to submit their Bid by:

**Letter of Intent Deadline: [November 24, 2024 by 5:00 pm PST](#)
Final Bid Deadline: [December 9, 2024 by 5:00 pm PST \(“Bid Deadline”\)](#),**

addressed to:

Morgan Iannone
Personal Real Estate Corporation
Executive Vice President
604 662 2654
Morgan.Iannone@colliers.com

Colliers
1067 West Cordova St., Suite 1100
Vancouver, BC V6C 1C7

with a copy to:

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Bids will be evaluated based on the criteria set out in the Bidding Procedures. If one or more Qualified Bids are received by the Bid Deadline, the process may proceed to an Auction to identify the Successful Bidder. The sale of the Property to any Successful Bidder is expressly conditional upon the approval of the Successful Bid by the Court.

Salient Facts

Civic Address	Lots 17-20, 3000 Henry Street, Port Moody
PID	02-422-891, 002-422-875, 002-083-931, and 002-083-957
Total Site Area	188,966 SF (4.34 acres)
Net Site Area	102,804 SF
Location	Located at the southeast corner of Henry Street and has approximately 275 feet of frontage along that street
Gross Buildable Area	189,297 SF
Saleable Area	158,322 SF
FSR Area	187,208 SF
Efficiency	84%
FAR	0.99
FAR (Post Park Dedication)	1.82
Zoning	CD57 & P1
Parking Stalls	278
Parking Ratio	1.47 stalls per unit
Development Status	Rezoning and Development Permit Approved, CAC Paid
Average Unit Size	832 SF

Key Highlights:

Pre-Sale Ready	Can start pre-sale marketing right away
Scarcity	Rare Development Permit approved, concrete tower site in the severely under-supplied Port Moody Market
Transit Oriented	6 minute walk to Moody Centre Station with access to Skytrain and West Coast Express
Non-Stop Commute to Downtown	West Coast Express provides a 26 minute non-stop commute to Downtown Vancouver
Efficiency	Highly efficient suite layouts, unit mix and design
Amenities	Oceanside community steps from Burrard Inlet, Rocky Point Park, Moody Middle School, James Park, and "Brewers Row"
Panoramic Views	Hillside location delivers unobstructed views of the North Shore Mountains and Burrard Inlet

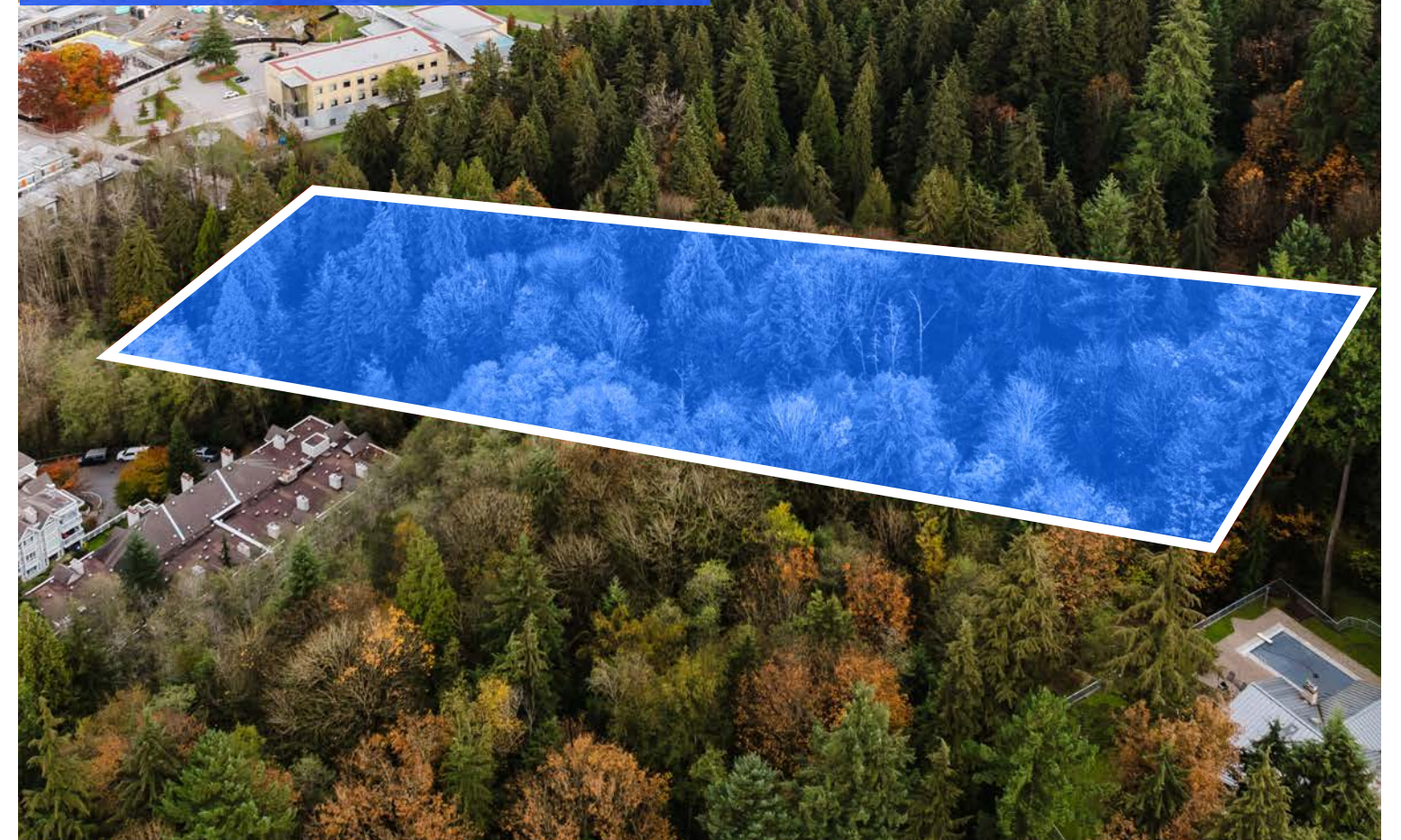
Unit Mix

Suite Type	Size Range (SF)	Count	%
Studio	463-480	6	3%
1 Bedroom	500-588	18	10%
1 Bed + Guest	562-696	54	29%
JR 2 Bedroom	688-775	14	7%
2 Bedroom	751-985	40	21%
2 Bedroom + Den	915-1283	29	15%
2 Bed + Den + Fam	1260-1549	13	7%
2 Bed + Lock-off	887	6	3%
3 Bedroom	1274-1570	7	4%
3 Bedroom + Den	1724	1	1%
Non Profit	1622	1	1%
Total		189	

Opportunity

Colliers is pleased to present the opportunity to acquire a mid-rise condo development site with rezoning and DP approved, centrally located in Port Moody, a short walk to Rapid Transit and all the amenities of Moody Centre.

The Property is located on the hillside south of the St. Johns corridor in Port Moody, one of Metro Vancouver's most sought after communities.



Proposed Development Renderings

Entrance from Henry



Elevated View from Henry



Street View from Henry



Back Entrance



Potential Views - 11 Storeys

North



South



East

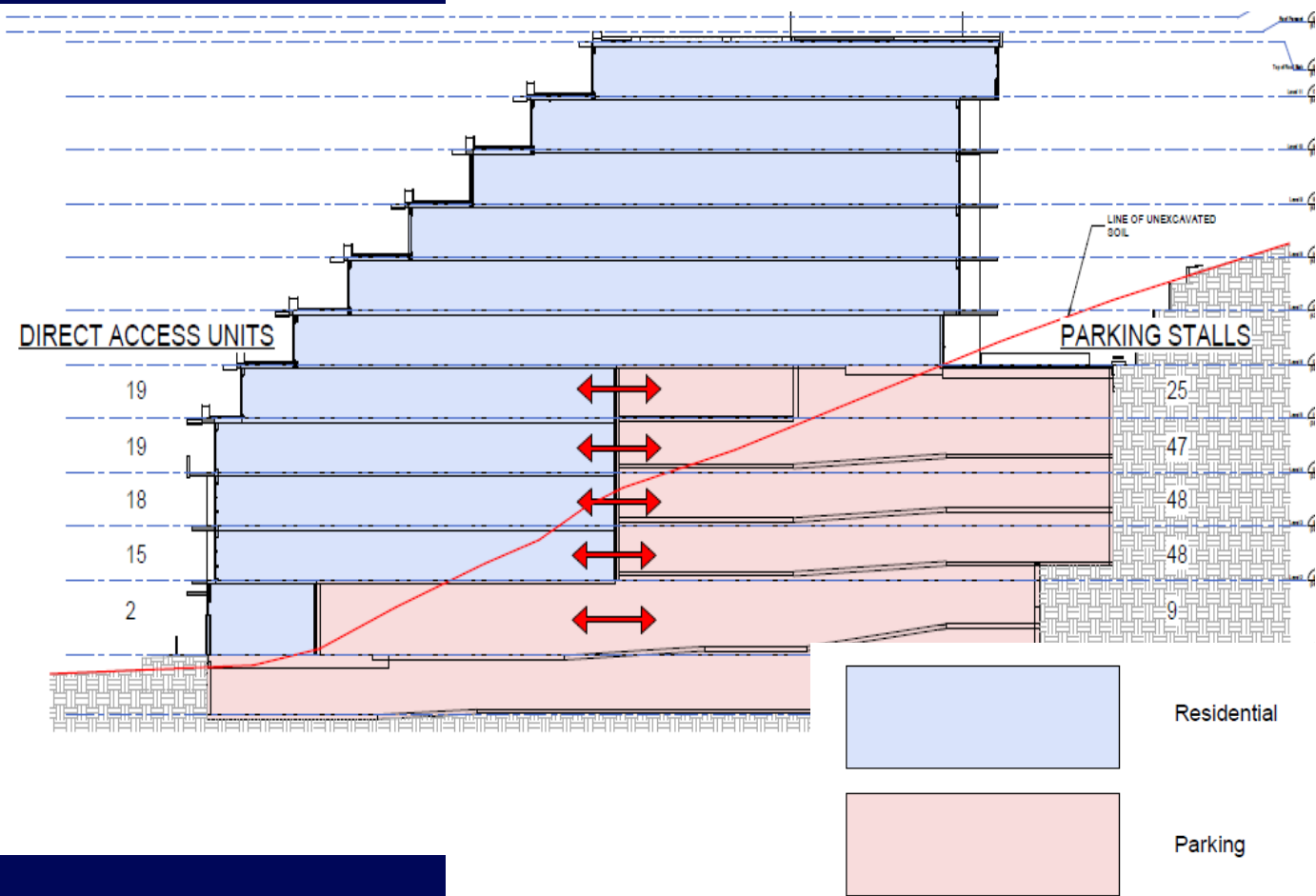


West

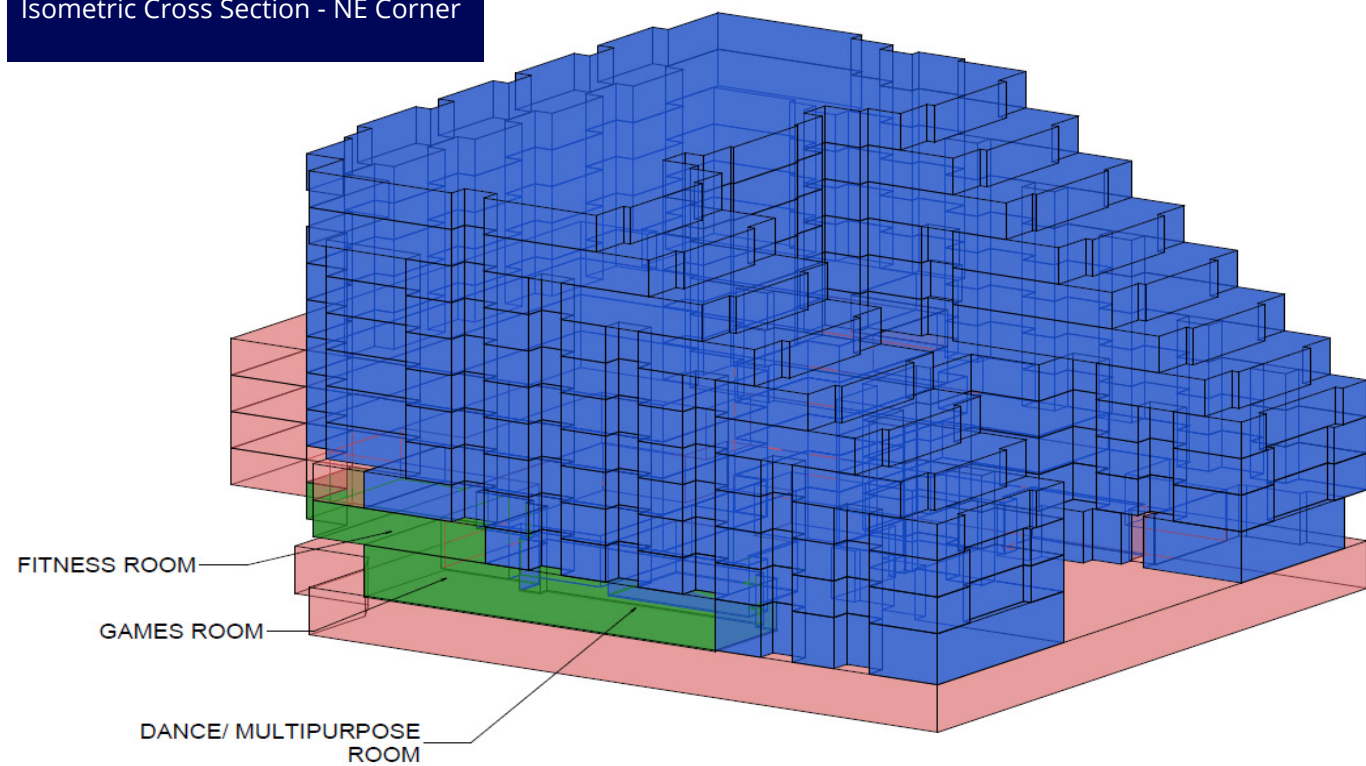


Development Cross Sections

Parking Cross Section
Longitudinal Section - Excavation

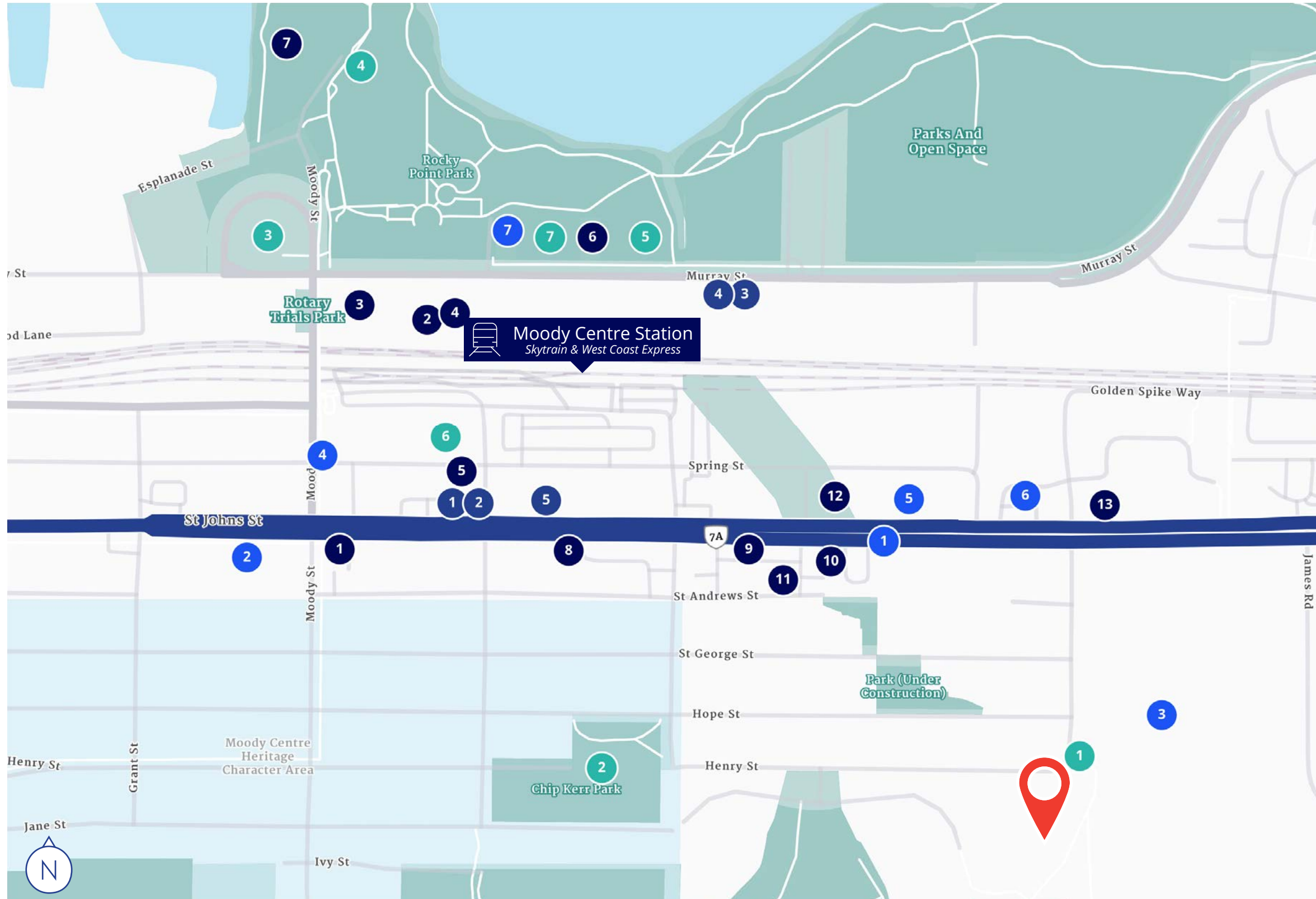


Isometric Cross Section - NE Corner



Location Overview

The Property is located on the hillsides of Chimes in central Port Moody. It is conveniently located 650m from the Moody Centre Skytrain Station and West Coast Express, allowing for a short 6 minute walk to the Centre and all of the local amenities.



Amenities

Restaurants and Cafe's	
1	Pizzeria Spacca Napoli
2	Yellow Dog Brewing
3	Rocky Point Spirits
4	Twin Sails Brewing
5	Sakeya Sushi
6	The Canteen and Creamery
7	The Boathouse
8	Omega Cafe
9	Lazy Den Tea House
10	ChunCheon DakGalBi
11	Kurumba
12	Fraser Mills Fermentation Co.
13	Matzusushi
Services	
1	Port Moody Police Department
2	Moody Elementary
3	École Moody Middle School of the Arts
4	emBark Doggy Daycare
5	Gravity Laboratory
6	PetroCan
7	Rocky Point EV Charging stations
Retail	
1	Rocky Point Centre Mall
2	Caps Electric Bike Store
3	Sing Lobster
4	Creative Children Educational Supply Store
5	Vancouver Auto Parts
Parks and Entertainment	
1	James Park
2	Chip Kerr Park
3	Port Moody Station Museum
4	Rocky Point Kayak
5	Shoreline Trail
6	Origins Parkour Studio
7	Rotary PoMo Sk8 Park

Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Receiver.

After signing a Confidentiality Agreement (CA), qualified parties will be provided access to the data room which contains pertinent information and documents relevant to the Offering.

Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia.

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