

BUILDING BROCHURE

1123 WESTWOOD - 3086 LINCOLN BUILDING

3086 Lincoln Ave. · Coquitlam, BC V3B 0L9 · North Coquitlam



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7 FOR SALE
FROM \$499,000

14 SOLD · 12 MO
\$467,000–\$1,448,000



Unit Mix

1 Bedroom

30 units
538 – 705 sf
from \$467,000

2 Bedroom

51 units
700 – 1,628 sf
from \$587,000

3 Bedroom

6 units
1,092 – 1,136 sf
from \$830,000

For Sale in 1123 Westwood – 3086 Lincoln Building & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$845,000	3 / 2	1136 sf	\$744	2906 3080 LINCOLN AVENUE
\$838,000	2 / 2	865 sf	\$969	1108 3080 LINCOLN AVENUE
\$678,000	2 / 2	833 sf	\$814	805 3080 LINCOLN AVENUE
\$664,900	2 / 2	833 sf	\$798	2105 3080 LINCOLN AVENUE
\$638,000	2 / 2	865 sf	\$738	1008 3080 LINCOLN AVENUE
\$635,000	2 / 2	833 sf	\$762	605 3080 LINCOLN AVENUE
\$499,000	1 / 1	600 sf	\$832	2309 3080 LINCOLN AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$775,000	2 / 2ba	1012 sf	\$766	2026-07-03
\$1,448,000	2 / 3ba	1450 sf	\$999	2026-06-18
\$685,000	2 / 2ba	959 sf	\$714	2026-06-16
\$480,000	1 / 1ba	561 sf	\$856	2026-05-30

Value & Financing

Price Positioning

\$808 /sq ft

Active listings here average **\$808/sf** vs **\$719/sf** across North Coquitlam.

12% above area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) **\$499,000**

20% down payment **\$99,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2016	LEVELS 2	SUITES 249	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3436	DEVELOPER Onni Group Of Companies
ARCHITECT Robert Ciccozzi Architecture Inc		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

1123 Westwood - 3086 Lincoln Avenue, Coquitlam, BC V3B 0L9, Canada. Strata plan number EPS3436. Crossroads are Lincoln Avenue and Westwood Street. This development features 4, 2-level townhouses. Completed in 2016. The prime location is situated in Coquitlams retail hub with Coquitlam Centre a short commute away and the Evergreen Line in the immediate area. It also features approximately 20,000 sq. ft. of commercial space. Developed by Onni Group of Companies. Architecture by Ciccozzi Architecture. Maintenance fees includes Caretaker, Garbage Pickup, Gardening, Management, and Recreation Facility.

Designed by renowned architect, Robert Ciccozzi, 1123 Westwood introduces a dynamic tower that thoughtfully blends contemporary residences with retail and office space. The result is a vibrant mixed-use development set just outside the bustle of Coquitlam Centre in a quiet natural setting. Inspired by the desire to live life in balance, residents of 1123 Westwood will have access to an abundance of natural green space including nearby parks, trails, outdoor recreation facilities, and Club W, an in-house health and wellness centre. Celebrate unobstructed views, and connect with an urban centre that delivers on every modern lifestyle desire.

Walking distance to Glen Park. Schools nearby are Glen Elementary School, Gleneagle Secondary School, Douglas College, Coquitlam Campus, Maple Creek Middle School, Vancouver Career College - Coquitlam and Pinetree Secondary School. Grocery stores and supermarkets nearby are

Safeway Sunwood Square, M&M Food Market, New Pacific Supermarket, Pomme Natural Market, Real Canadian Superstore, Save-On-Foods, T&T Supermarket, Nutrition House, and Tung Fat Supermarket.

Other building in complex: 3080 Lincoln Ave

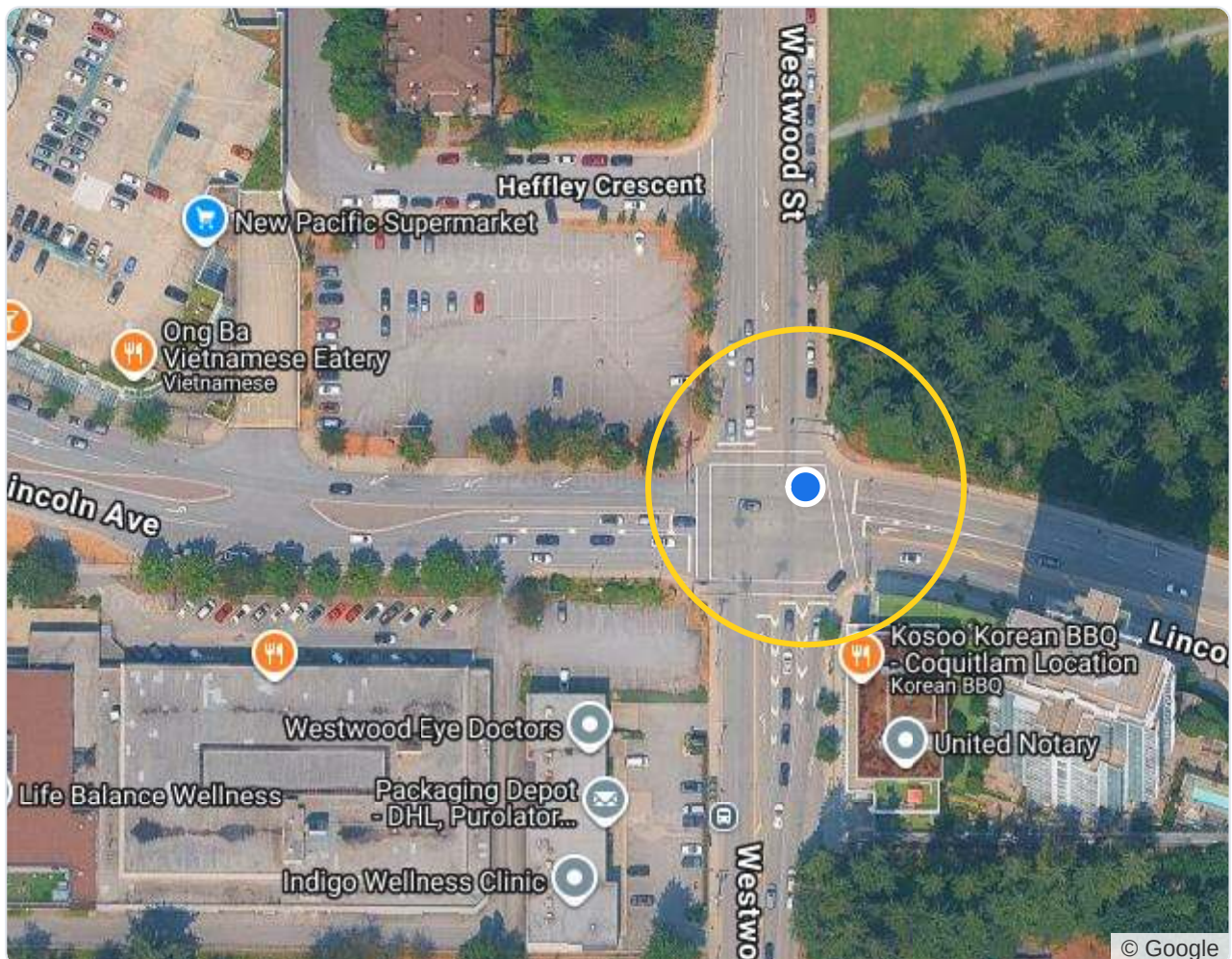
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Rooftop Deck
- ✓ Swirlpool/hot Tub
- ✓ Club House
- ✓ Guest Suite
- ✓ Pool; Outdoor
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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