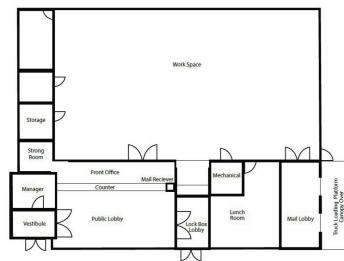
## 1031 Ridgeway Coquitlam FOR LEASE







## Location:

Located on the corner of Ridgeway Ave and Nelson St, this location is just North of Austin Ave in the Austin Heights area.

## Features:

6,040 SQFT of main floor retail space, previous use was a Post Office. Building consists of open work space, private rooms, washrooms, reception space & two bay Dock Loading with leveler.

Flexible space could be used for Assembly, civic use or Physiotherapist.

## Additional Info & Rates:

-Possession available immediately -6,040 SQFT -P1 Zoning

**Total Gross Rent PerMonth=\$12,500** \*monthly rent is subject to GST (5%), Hydro & Gas.

Contact Listing agent for more info Re Demo Clause and Zoning.



Parking

**Contact Info:** Wayne Tullis, Derek Tullis 604.931.5551 | Macdonald Realty Ltd. | www.tullisrealty.com

*E&O:* Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.