

# Daycare Property

FOR SALE

**PURCHASE PRICE:**  
**\$3,000,000**

including outside play  
area and parking stalls.



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**Macdonald  
Realty**

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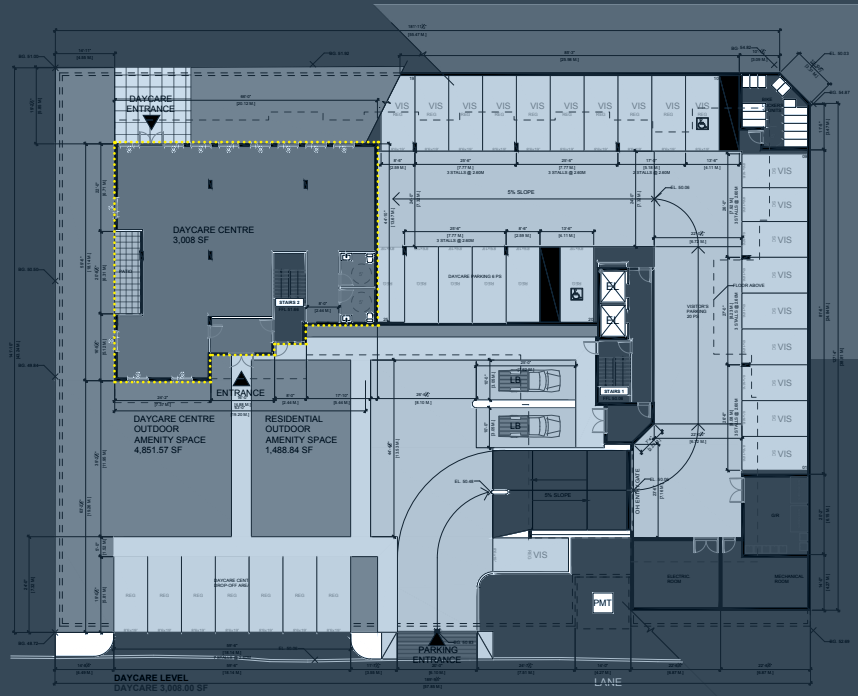
**BUILDING:** The Daycare will be located on the main level of an 8 storey concrete mixed use building with approximately 100 residential units above. The daycare will be the only commercial component to the project.

**DAYCARE PREMISES:** The subject property being offered will be designed for a fully licenced and zoned Daycare Facility. The Daycare Facility will consist of approx. 3,000 sf of inside main floor area plus an approx. 4,800 sf outside play area exclusively allocated to the Daycare. The subject property will be sold in a "base building" condition with the purchaser responsible for all improvements to set up their daycare operation. The purchaser will also be responsible for all required licencing of the business. The subject property will be provided as an "air space parcel" securing 100% ownership for the purchaser

**PARKING:** There will be 7 stall allocated for daycare drop off as well as an additional 6 secured underground parking stalls for daycare staff/ownership, or as required by Fraser Health.

**TIMING:** The anticipated completion date of the entire development is Q3-4 2021.

The material provided herein is for general information purposes only and is not intended to depict as-built designs. The Developer reserves the right in its sole discrete to make modifications of changes to the building design. Renderings are artistic concepts only. Square footages are approximate and have been calculated from architectural drawings. Actual final dimensions of construction may vary from those set out herein. E. & O.E. Allison Heights Project L.P. and Macdonald Realty Ltd.



**LOCATION:** The property is located at 316 Allison Street in Coquitlam at the North West corner of Allison and Delestre. Coquitlam has designated the immediate area Medium and High density apartment in the Southwest Coquitlam Area Plan. The site allows easy access to Lougheed Hwy and the Trans Canada freeway while providing a quiet neighbourhood feel.



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