

INVESTMENT BUILDING FOR SALE 1057-1065 Ridgeway Avenue Coquitlam, BC

Location:

The subject property is located 1 block north of Austin Avenue between Marmont Street and Nelson Street. This is a well established high density area in Central Coquitlam.

Site Size:

132' X 120' approx. 15,840 sq. ft.

Zoning: C-2 General Commercial

Building Area:

9,790 sq. ft. main floor area

1,679 sq. ft. 2nd floor area

11,469 sq. ft. total

Improvements:

The building is an approximately 28 years old, 2 level, strata titled property. Construction is concrete and brick with glue-lam beams on the 2nd floor.

The main floor, retail level has ample street front parking with the 2nd level gaining access from the fully paved lane with 27 parking stalls. All units are air-conditioned and have their own washrooms.

Income:

\$131,611 per annum fully net to the owner.

Financing: Treat as clear title

Purchase Price: **\$2,200,000.00**



Tenancy:

The building is fully occupied with stable long term tenants. Two small units are separately owned by a Doctor and a Dentist and are not included in this offering. Contact Listing Agent for Tenant Schedule.

Environmental:

The owners have a current Preliminary Site Investigation Stage 1 prepared by JECTH Consultants Inc. The study indicates that further environmental investigations are not required.

For more information, please contact:

Wayne Tullis

Tullis Realty Ltd.

Phone: 604-939-6481 Fax: 604-939-9732

wayne@tullisrealty.com

E.&O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Tullis Realty Ltd.

102 - 1061 Ridgeway Avenue, Coquitlam, B.C. V3J 1S6
Office: 604-939-6481 • Fax: 604-939-9732 • www.tullisrealty.com