



1035 Lougheed Hwy Coquitlam

29,287 SQFT 0.67 ACRE
6,100 SQFT TOTAL RENTABLE AREA PLUS PATIO
AREA (AREA FROM LEASE)

For more information, please contact:

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Executive Summary

DETAILS

PROPERTY TAX \$43,797.00 (2019)

Currently Boston Pizza is month to month and only paying operating cost and property tax. Vacant possession available.

POTENTIAL INCOME: \$35 psf or \$213,500 PA fully net (4.6% Cap Rate)

LEGAL DESCRIPTION

Lot 1 DI 16 Ld. 36 LMP 37436

PID 024-112-534

ZONING

CS-1 Service commercial

THE SITE

The property is approximately 0.67 Acres in size facing Lougheed Highway.

PROPERTY FEATURES

- Built in approx. 1999
- Excellent exposure to Lougheed Highway
- Convenient access to several major traffic arteries in the surrounding area
- Approximately 55 onsite parking stalls

SALE PRICE

\$4,600,000



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