



## GROUND FLOOR RETAIL SPACE AVAILABLE

**1038 Austin Avenue, Coquitlam**  
1,382 qft

For more information, please contact:

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# Executive Summary

## LOCATION

Located in well-established Austin Heights in Coquitlam. Location offers great visibility and access

## OPPORTUNITY

Opportunity to Lease 1,382 sq ft of main floor retail space in well established Austin Heights directly across from the new Safeway. Open floor plan with washroom in rear. Parking available in front and back. Surrounding retailers include Safeway, CIBC, TD Bank, Subway, Tim Hortons and much more!

**BASE RENT**                    **\$22.00**  
**ADDITIONAL RENT**        **\$13.30**  
**TOTAL PER MONTH**      **\$4,065.38 + GST**

## ZONING

C2 - Ask agent for further details

**AVAILABLE IMMEDIATELY**

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