



# For Sale



## 1055 Lougheed Hwy Coquitlam

68,830 SQFT 1.58 ACRE  
11,100 SQFT TOTAL RENTABLE AREA PLUS PATIO  
AREA (AREA FROM LEASE AND ORIGINAL BUILDING  
PLANS)

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# Executive Summary

## DETAILS

PROPERTY TAX \$91,413.30 (2019)

1065 Lougheed Autosource Car Sales 1800 sf with drive thru capability. Existing lease expires Aug 31, 2020 with two options to renew at 2 years each. Currently at \$22 psf net. Originally this was built for Taco Time with a drive thru. Market lease rates = \$38 psf net.

1075 Lougheed Sammy J Peppers. Tenanted since building was constructed, 6800 sf plus patio. Unit will be vacant. Market rates = \$33 psf net.

1085 Lougheed Dairy Queen Tenanted since building was constructed, 2500 sf. Lease expires April 30, 2024, and current rate until end of Term is \$28 psf net. Tenant has renewal Terms. Market rates = \$36 psf net.

POTENTIAL INCOME = \$382,800 pa Fully net (4.6% Cap Rate)

## PROPERTY FEATURES

- Built in approx. 1999
- Excellent exposure to Lougheed Highway
- Convenient access to several major traffic arteries in the surrounding area
- Approximately 97 onsite parking stalls

## SALE PRICE

\$8,200,000

## LEGAL DESCRIPTION

LOT 3 DI 16 Ld. 36 LMP 37436

PID 024-112-551

## ZONING

CS-1 Service commercial. Contact Listing Agent for full list of uses under the CS-1 Zone.

## THE SITE

The property is approximately 1.58 Acres in size facing Lougheed Highway and street access from San Daniele Lane to the north.





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