



AUSTIN HEIGHTS RETAIL SPACE

1066C Austin Avenue, Coquitlam
1,174 sqft

For more information, please contact:

Bobbi Crandall 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com

Executive Summary

LOCATION

Located in Central Coquitlam in the Austin Heights corridor at the corner of Marmont & Austin Avenue, this building offers great exposure. Other tenants include Subway and Cheries Beauty Bar. Situated almost across the street from the new Beedie development which is home to the new Safeway (and soon to be 2 brand new residential towers). Austin Avenue is a main bus route which will take you directly to the Lougheed Skytrain Station.

OPPORTUNITY

The unit is 1,174 sq ft of ground floor retail which was previously used as a spa. Built out with 7 private rooms, open area space, kitchenette area, and washroom. Hook-ups for washer/dryer. Access is from the side of Marmont beside Subway.

Base Rate	\$23.00 psf per annum
Additional Rent	\$15.00 psf per annum
Total Rent	\$3,717.37 + GST per month+ utilities

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ZONING

C2 General Commercial - Ask agent for further details

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