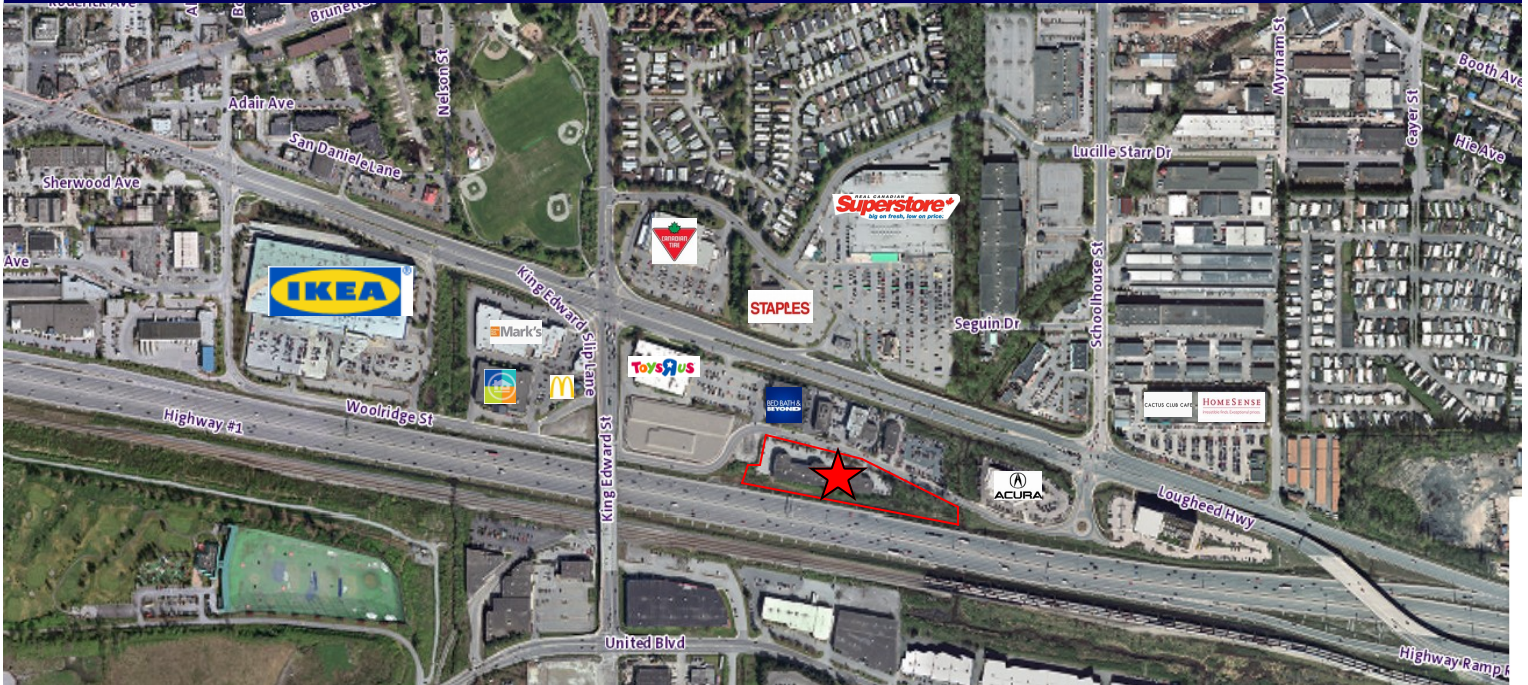


FOR SALE

1300 Woolridge Street, Coquitlam BC



FOR MORE INFORMATION CONTACT:

Bobbi Crandall
604-937-4805
cbobbi@telus.net

Macdonald Realty Ltd.
5C-2662 Austin Avenue, Coquitlam BC V3K 6C4



E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.

LOCATION

Coquitlam's retail sector draws from its central location within Metro Vancouver and new infrastructure with the Port Mann Bridge and Highway 1 Improvements, the new King Edward overpass and the expansion of Sky Train to Coquitlam with the Evergreen Line. Retailers located in this area benefit from the vehicle traffic along both the Trans Canada Highway (Hwy 1) and Lougheed Highway as they are the 2 major east to west traffic arteries connecting Metro Vancouver's Municipalities. This building gets direct visibility of over 120,000 (2017) cars per day from the Hwy 1 and over 30,000 (2017) per day from Lougheed Hwy.

OPPORTUNITY

This offering provides an opportunity to purchase a Fully Leased revenue producing property with a stable income located in the heart of South Coquitlam. Occupied by 6 tenants, this building is well maintained and has been recently painted. There is ample power throughout the building and there are 98 surface parking stalls.

Tenants Include

- Crash Crawlies Play Centre
- Baby's World
- Springfree Trampoline
- Celebration Party Rentals
- Trapped
- Once Upon a Child

PROPERTY DETAILS

PID	017-697-786
Legal Description	PL LMP3418 LT C DL 48 LD 36
Site Area	3.237 Acres (141,003.72 sq ft)
Building Area	37,575 sq ft
Zoning	CS-1 Service Commercial
Property Taxes (2016)	\$137,310.70

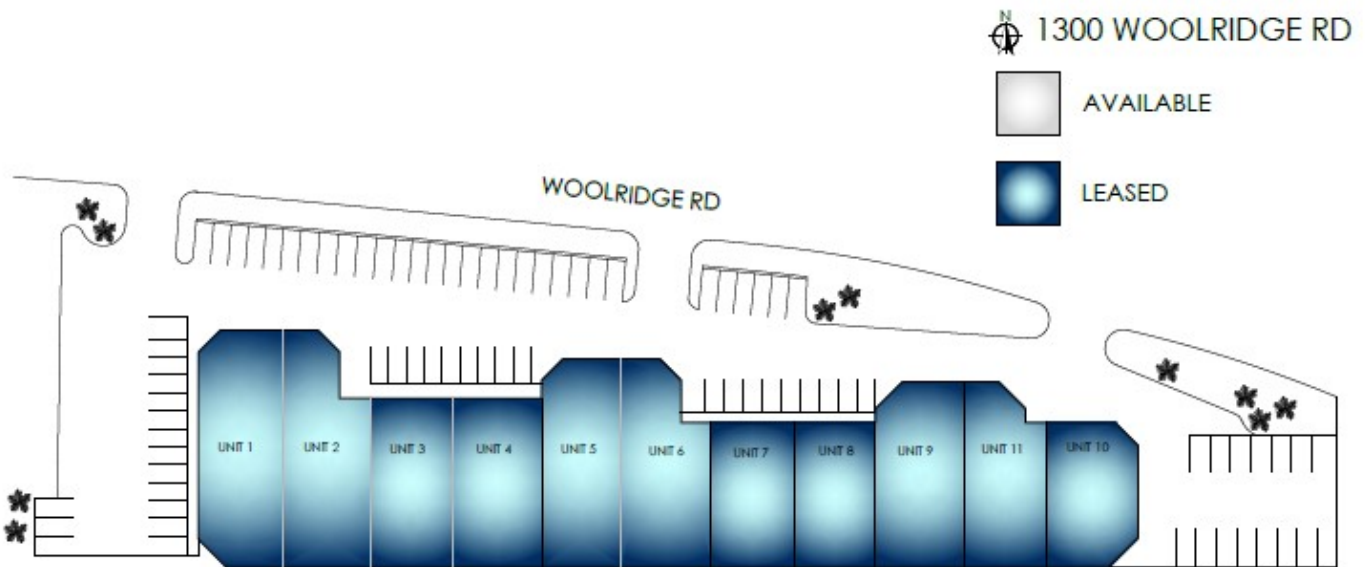
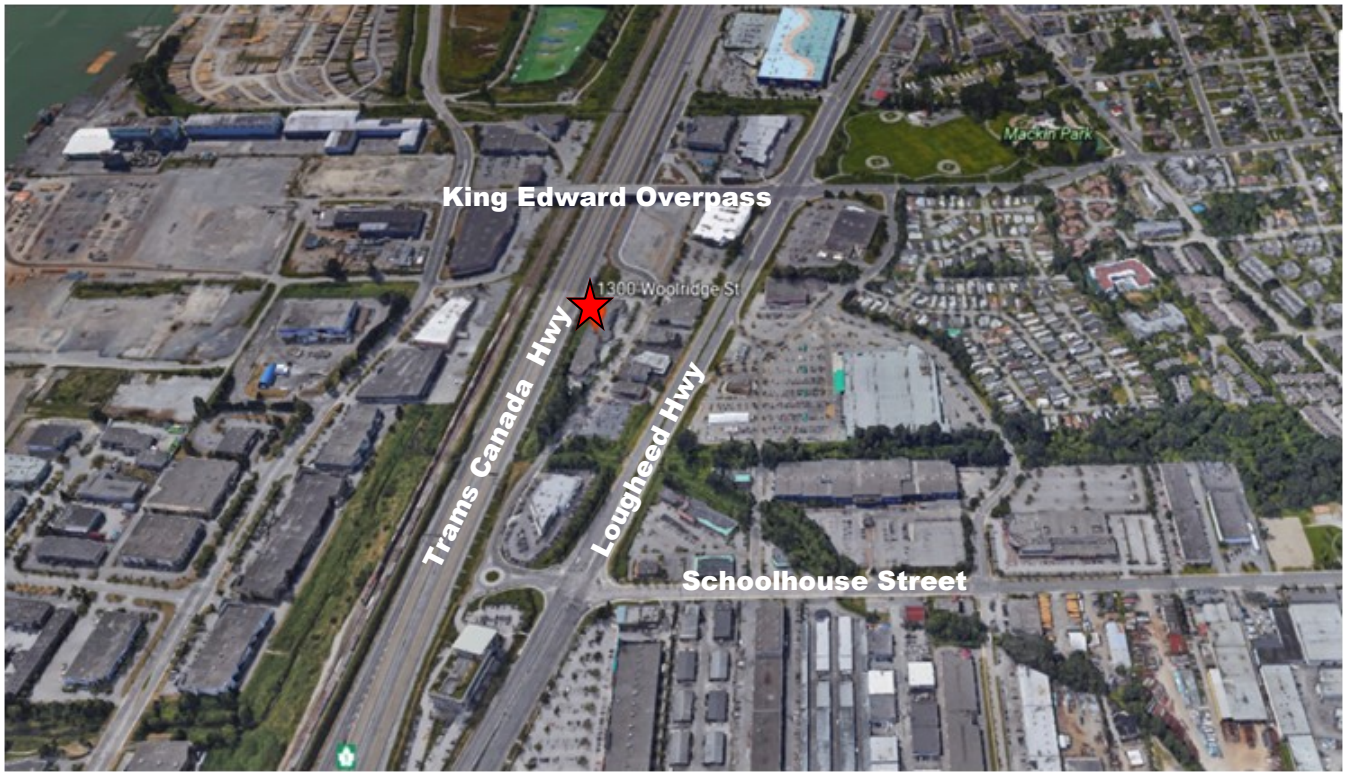
AREA RETAILERS

- Bed Bath & Beyond
- Toys R Us / Babies R Us
- IKEA
- Home Outfitters
- Home Sense & Winners
- Real Canadian Superstore
- Canadian Tire

**FOR MORE INFORMATION CONTACT:****ASKING PRICE:****\$14,488,000.00**

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