

INVESTMENT PROPERTY FOR SALE...

Retail Strata Unit

2239E McAllister Ave, Port Coquitlam

Located at the corner of McAllister Ave & Mary Hill Rd, in the downtown core of Port Coquitlam.



Features: Single 1500 sqft strata lot that is fully leased to a restaurant. Unit has been a restaurant for over 15 yrs with a new lease in place. Single story building with large free parking lot at rear. Located in the City Centre of Port Coquitlam, steps away from City Hall and the Court house. Building has 5 strata lots all of the same size.

Lease Term: 5 yrs July 1, 2012 - June 30, 2017

Income: July 2012 - June 2015 \$2150.00 per mth net (\$25,800.00 annually)

July 2015 - June 2017 \$2250.00 per mth net (\$27,000.00 annually)

Option To Renew: Tenant has a 5 yr option to renew at market rates.

Purchase Price: \$450,000.00 5.73% Cap Rate on current rent rates

6% Cap Rate on 2015 rent

FOR INFORMATION AND VIEWING CALL:

Wayne Tullis or Ashley Tullis

604.931.5551 / www.tullisrealty.com

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

