



FOR SALE

3030, 3034, 3036 & 3040 Westwood Street  
Port Coquitlam, B.C.



### LOCATION

The subject property is located on the east side of Westwood Street, just north of Kingsway Avenue on the Port Coquitlam, Coquitlam boarder.

### SITE SIZE

The subject property consists of 4 legal lots as follows:

3030 Westwood Street	8,685 sf	42' frontage
3034 Westwood Street	9,614 sf	40' frontage
3036 Westwood Street	10,788 sf	40' frontage
3040 Westwood Street	19,980 sf	66' frontage
	49,067 sf or 1.12 acres	

The site is level and somewhat irregular in shape. The rear of the property is boarded by a CP Rail Line. The site is partially paved however, primarily a mix of dirt and gravel. The total frontage is approximately 188 feet, with the north property line approximately 322 feet and southern 187 feet. The rear property line is approximately 222 feet. The rear of the property has a Sanitary Sewer Right of Way.

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## IMPROVEMENTS

There are a number of building, outbuildings, covered areas and sheds on the site. Property is being sold based on land value.

## ZONING

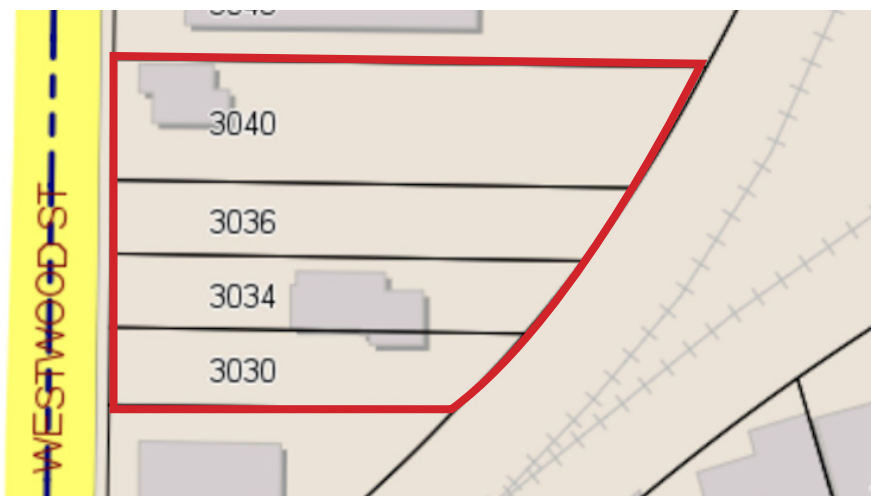
The property is currently zoned M-1 General Industrial with the Official Community Plan (OCP) designation for HC Highway Commercial. Please contact the listing agent for the variety of allowable uses in each zone.

## PROPERTY TAXES

\$44,951 (2015)

## SALE PRICE

\$4,900,000



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