

FOR SALE

3000 CHRISTMAS WAY, COQUITLAM



LOCATION

The Subject Property is located just south of Lougheed Hwy in Coquitlam just off of Westwood Street. The site is 650 meters to the Coquitlam Central Skytrain Station, Park and Ride and Westcoast Express Station.



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SITE & BUILDING AREA

1.53 Acre Lot (66,646 Sqft) — approximate.

20,858 sqft building

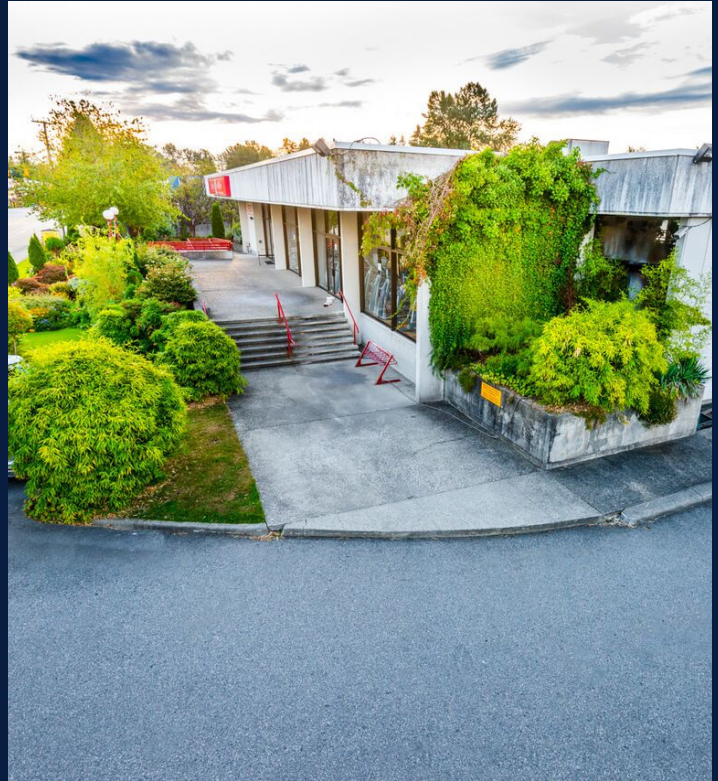
(11,500 leasable upper level, 9,358 leasable lower level)

ZONING & OCP

C2 General Commercial. The property is designated General Commercial in the Town Center Area Plan. Please contact Listing Agent for full zoning bylaw and OCP.

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LEGAL DESCRIPTION

PL LMP19544 DL 381 LD 36

PID - 019-032-064

BUILDING & PARKING

The building is a 2 storey concrete structure. The roof is a new 2 ply torch on.
90 + on site stalls

SALE PRICE

\$9,500,000 (\$142.54 per sqft land value)

PROPERTY TAXES

\$76,519.72 (2017)



TENANCIES

The lower level is currently tenanted by JJ Family Spa with two years remaining on their term. They currently pay \$8,000 per month fully Net (Demo clause in Lease). Main floor will be vacant for an owner/user or market value will bring approx. \$19,000 per month fully net. \$324,000 should be the approx. fully net income if tenancies are preferred.



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