



## 2189 Austin Avenue, Coquitlam

**\$2,750,000**

**8,712 SQFT LOT**

**4,371 SQFT BUILDING**



For more information, please contact:

**Wayne Tullis** 604.868.5388

REALTOR®

E [wayne@tullisrealty.com](mailto:wayne@tullisrealty.com)

W [tullisrealty.com](http://tullisrealty.com)

# Executive Summary

## DETAILS

- 503 sf basement area
- 1560 sf main floor
- 2308 sf second floor
- 4371 sf total building size
- Approx. 19 onsite parking stalls
- Roof is approx. 2 years old
- HVAC units within 10 years
- Lane access
- Long term Cell tower leases
- 2 of the 3 units leased

## PID

009-341-676

## LEGAL DESCRIPTION

Parcel "A", EXP Plan 12117, Lot 3, DL 359,  
Grp 1, NWD Plan 10533

## TAXES (2021)

\$18,586.06

## ZONING

C-2 General Commerical

## INCOME:

Approx. \$99,109 PA net.

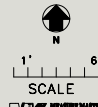
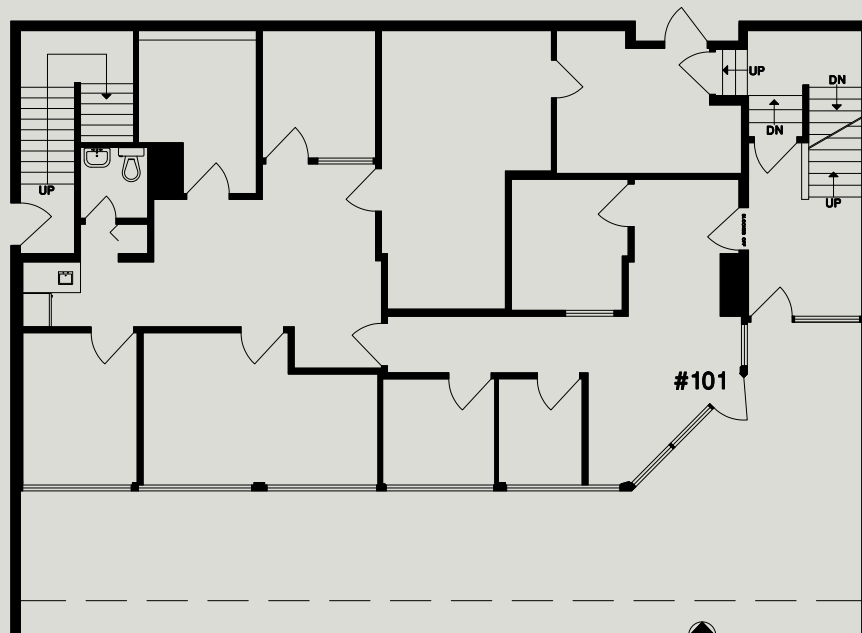
Please contact agent for Rent Roll

## LIST PRICE

\$2,750,000

2189 AUSTIN AVE.  
COQUITLAM, B.C.

## MAIN FLOOR



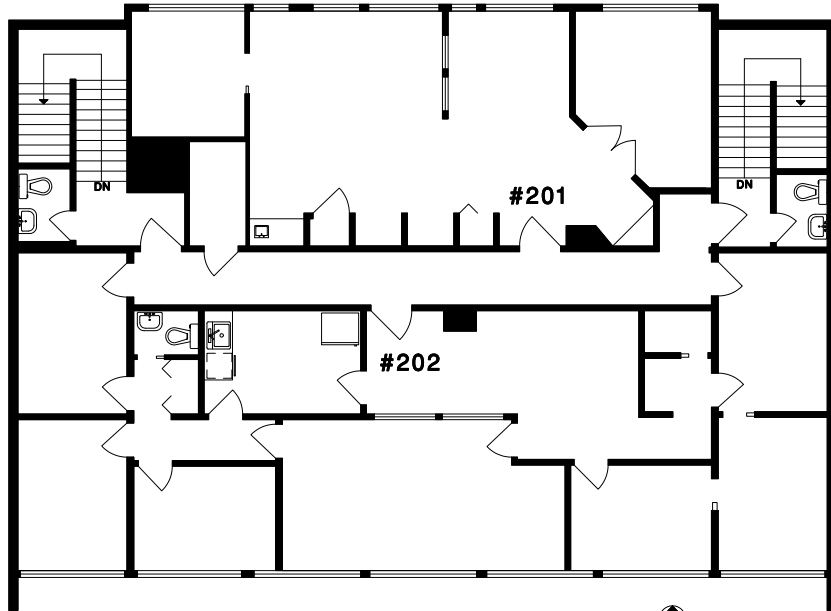
**MAP** OF COQUITLAM  
COMMUNITY DEVELOPMENT  
(604) 691-8888

All measurements shall be verified  
prior to construction or installation.

# Executive Summary

2189 AUSTIN AVE.  
COQUITLAM, B.C.

## 2ND FLOOR

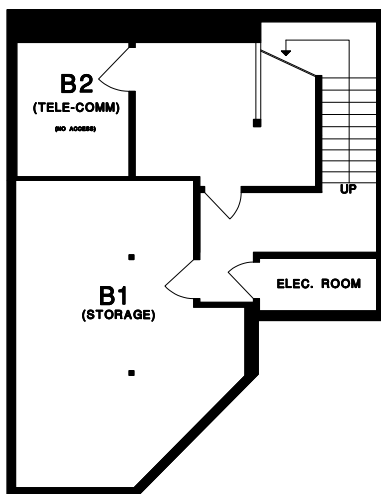


1' 6"  
SCALE



2189 AUSTIN AVE.  
COQUITLAM, B.C.

## BASEMENT



1' 6"  
SCALE

