



FOR SALE

#10 - 228 Schoolhouse Street
Coquitlam, B.C.



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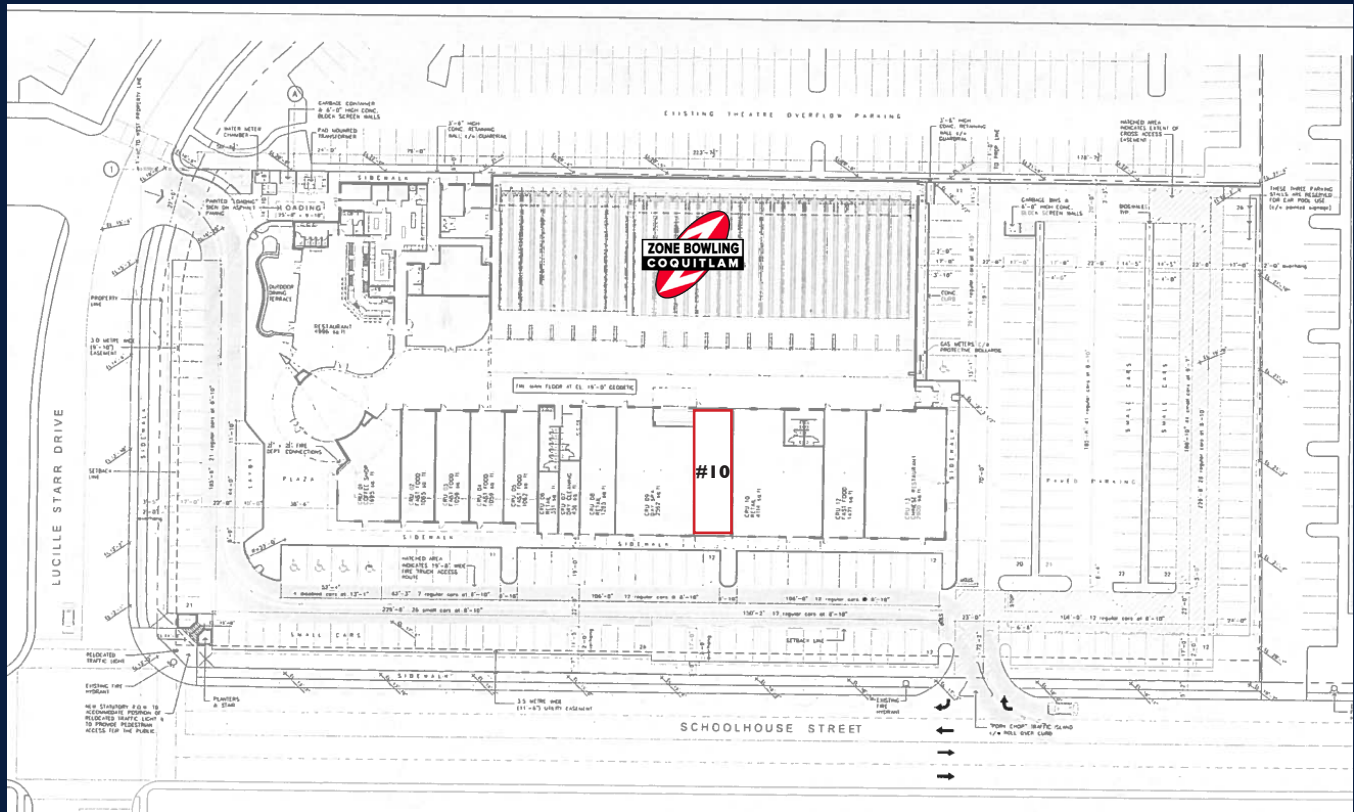
HIGH TRAFFIC RETAIL FOR SALE

LOCATION

The property is located in a well established retail node on the westside of Schoolhouse Street, two blocks north of Lougheed Highway and immediately to the north of SilverCity Theatre. Other major retailers in the immediate area include Real Canadian Superstore, Home Sense, Staples, Canadian Tire, IKEA and Toys'R'Us. With the completion of the Port Mann, Highway #1 Improvement Project now benefits from easy access to the highway to Surrey and Langley to the east and Burnaby and Vancouver to the west. The anchor to the center is Zone Bowling.

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LOCATION

The property is zoned CS-1 Service Commercial which allows a wide range of medical, retail, office and service uses. Please contact listing agent for a copy of the zoning by-law.

PREMISE SIZE

The strata lot is approximately 2,395 square feet. Frontage is 35 feet by approximately 67 feet deep. Strata plan is available upon request.

SALE PRICE

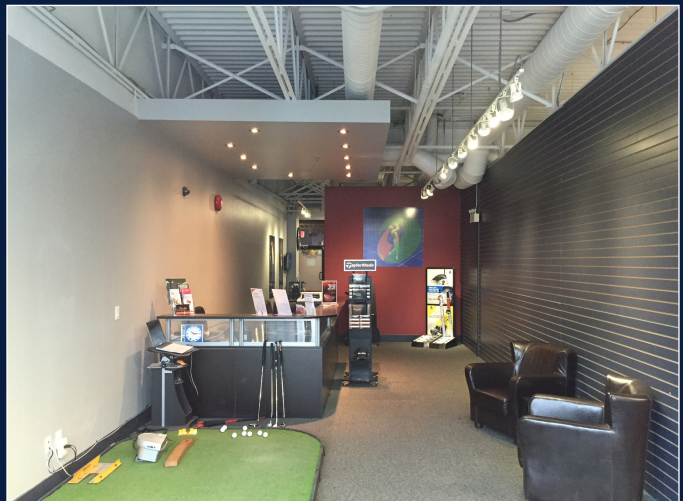
\$1,100,000

PROPERTY TAX

\$19,114.04 (2016)



HIGH TRAFFIC RETAIL FOR SALE



STRATA FEES

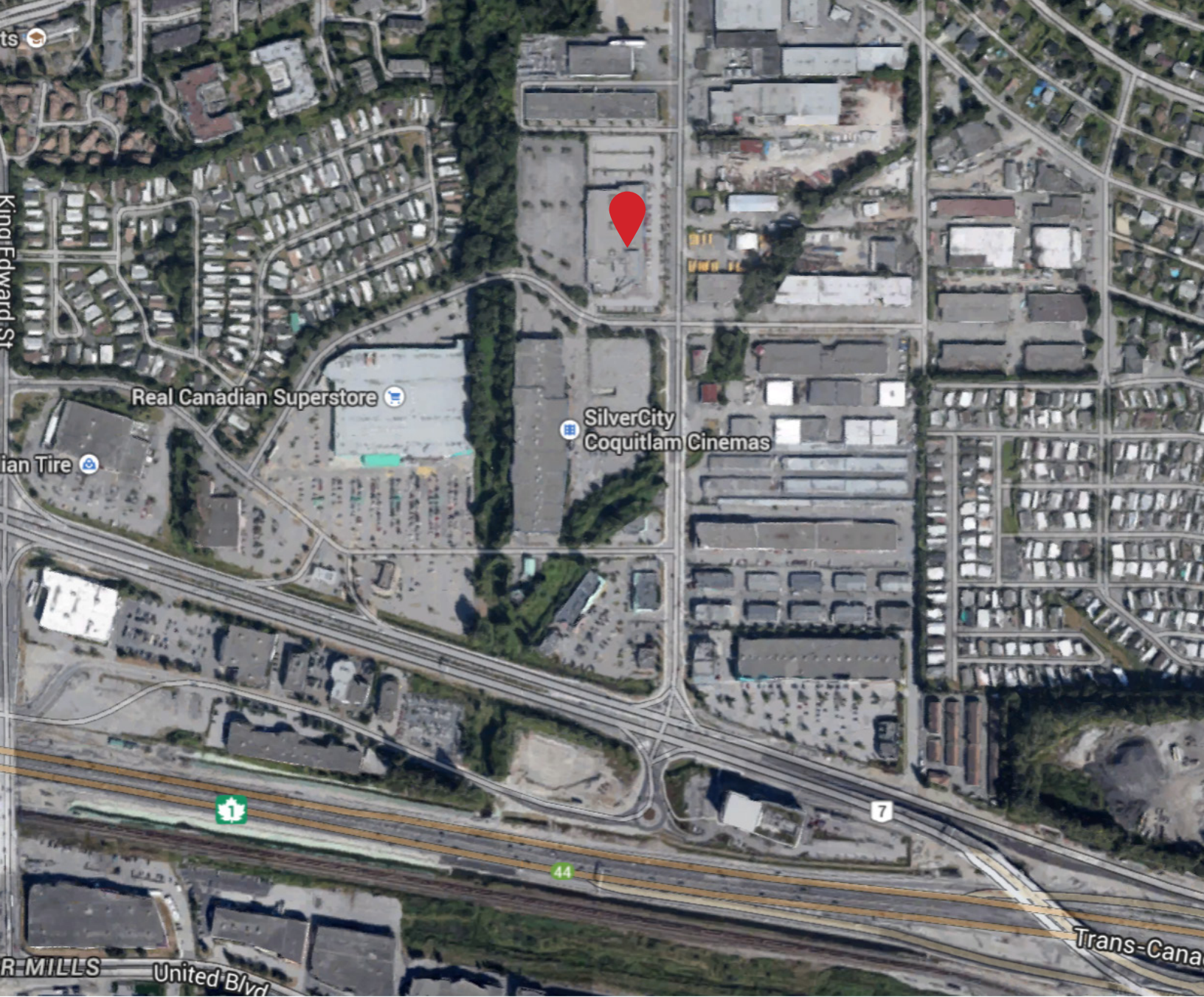
\$691.27

OCCUPANCY

Currently the property is occupied by 3D Golf Performance. Vacant possession can be arranged.

PARKING

There is approximately 233 above ground open/unreserved parking stalls on site.



COMPLEX DETAILS

This complex is 58,000 square feet and originally built in 2009 for the 38 lane Zone Bowling Centre. Other tenants/owners in the complex consist of Big Chicken Town, Papa Leo's Pizza, I Love Sushi, Pearl Fever, Quiznos, Filomena's Day Spa, Alliance Massage RMT, Rocco's Deli, Idea Centre and Pho 99 Restaurant. Schoolhouse Street has exposure to over 10,000 cars per day (source: City of Coquitlam)



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