

1106 Austin Ave.
Coquitlam BC

FOR SALE

LIST PRICE:
\$4,250,000



tullisrealty.com

Wayne Tullis

OFFICE 604.931.5551
DIRECT 604.937.4804
FAX 604.931.5520

wayne@tullisrealty.com



1106 Austin Ave. Coquitlam BC

LIST PRICE:
\$4,250,000

Executive Summary

OPPORTUNITY: This is a terrific opportunity to acquire an Owner/Occupied or Investment building in the ever developing Austin Heights area. There is approximately 4225 sf on the main floor that could be made available to an Owner/User requiring a long term stable location. Located on the 2nd floor is approximately 2165 sf usable area (3266 sf gross) rented to three solid long term tenants for income or future expansion. The OCP allows for a future 4 storey building with retail on the main and office or residential above. The 26 underground parking stalls are located off the rear lane just east of Marmont Street.

MUNICIPAL ADDRESS:

- 1106 Austin Ave Coquitlam BC

LEGAL DESCRIPTION:

- Lot 2, Plan NWP 7872, DL 109, NWD

LOT SIZE:

- 66X 143 or approx. 9458 sf

BUILDING AREA:

- Main floor approximately 4225 sf gross
- 2nd floor approximately 3266 sf gross (2165 sf usable)
- Total area approximately 7491 sf

BUILDING TYPE:

- Two story concrete block and frame construction (non-sprinklered)
- Underground (sprinklered) parking.
- 2nd floor has a front and rear balcony.
- Currently set up as one tenant main floor and three tenants 2nd floor.
- No elevator access .
- Parking access off the rear lane at grade.

- One pylon sign on site.
- Original building was constructed in 1984 and fully rebuilt after a fire on the main floor. Final occupancy on re build July 5 2006.

PARKING:

- 26 underground stalls

INCOME:

- Please contact Listing Agent

TAXES (2019):

- \$31,757.27

ZONING:

- C-2 General Commercial
- Contact Listing Agent for full zoning by-law

OFFICIAL COMMUNITY PLAN:

- 4 storey mixed use (residential/commercial)
- Contact Listing Agent for full Austin Heights OCP

FINANCING:

- Treat as clear title



tullisrealty.com

Wayne Tullis

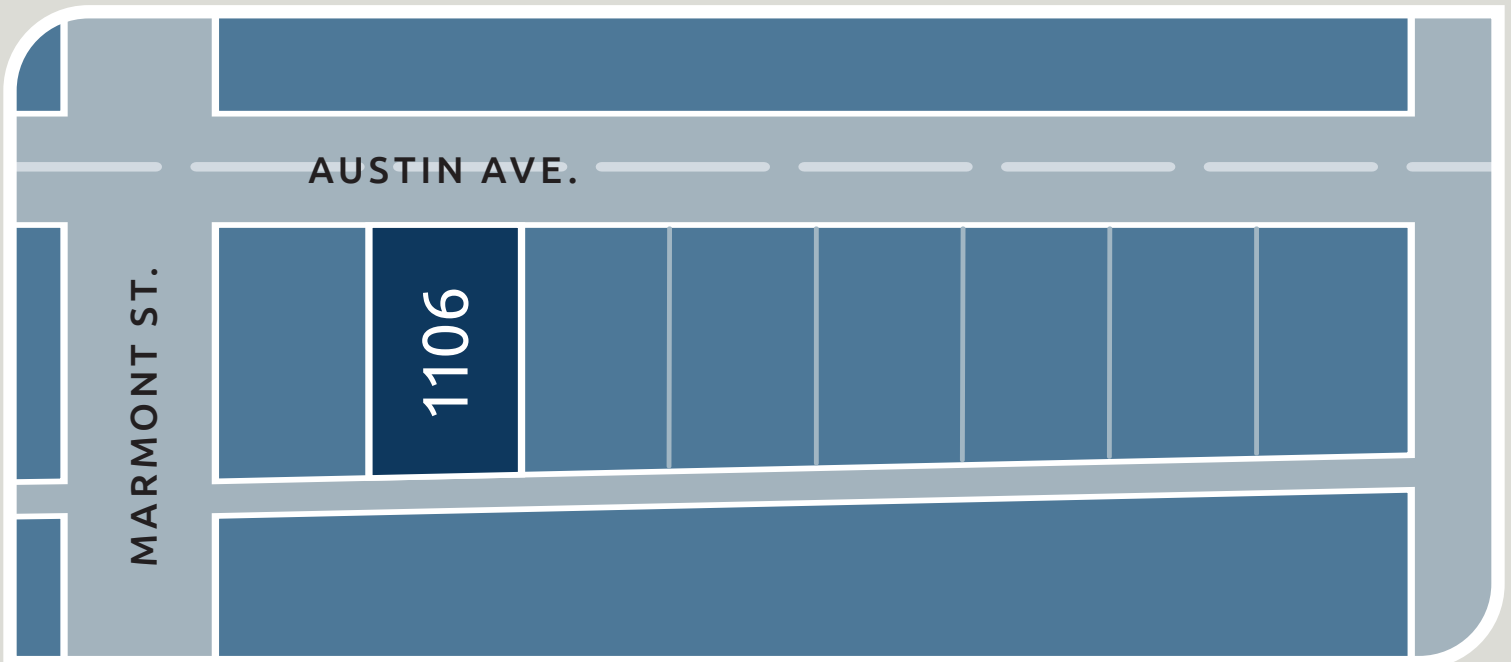
OFFICE 604.931.5551
DIRECT 604.937.4804
FAX 604.931.5520

wayne@tullisrealty.com


Macdonald
Realty

1106 Austin Ave. Coquitlam BC

LIST PRICE:
\$4,250,000



tullisrealty.com

Wayne Tullis

OFFICE 604.931.5551
DIRECT 604.937.4804
FAX 604.931.5520

wayne@tullisrealty.com

