

INVESTMENT PROPERTY FOR SALE

1696 Booth Ave. Coquitlam



LOCATION: The subject property is located 2 blocks east of Schoolhouse St. This is a well established industrial area that is in the transition of being redeveloped.

SITE AREA: 24,659 sq. ft. (0.56 acres). Site is irregular in shape.

ZONING: M-1 General Industrial

BUILDING AREA: 860 sq. ft. main floor office area
860 sq. ft. 2nd floor office area
6658 sq. ft. main floor warehouse
8378 sq. ft. total

YARD AREA: 7400 sq. ft. outside storage

INCOME: \$78,000.00 per annum fully net to the owner.



E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.

INVESTMENT PROPERTY FOR SALE

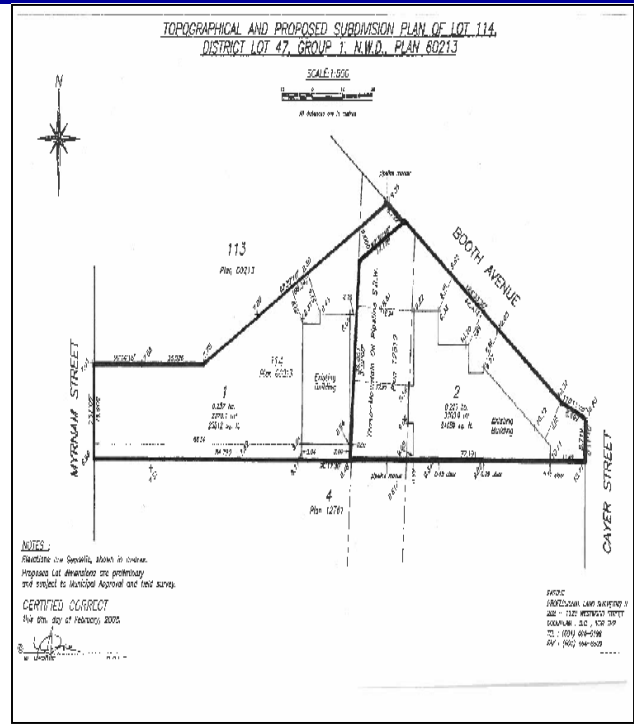
1696 Booth Ave. Coquitlam

PURCHASE PRICE: \$1,395,000.00

FINANCING: Treat as clear title.

EASEMENT: The site has a Kinder Morgan oil pipeline easement that encumbers the eastern portion of the lands. (See site plan)

TENANCY: The building is fully occupied by Top Notch Granite & Marble Ltd. A new 5 year plus option to renew lease will be in place.



IMPROVEMENTS: The subject building is of mixed construction and was built and added to over various time frames from 1958 to 1977. The building has had significant upgrades over the years for the Tenants business including overhead crane, electrical upgrades and floor drainage system.

FOR INFORMATION AND VIEWING CALL:

Wayne Tullis @ 604-931-5551

Email: wayne@tullisrealty.com www.tullisrealty.com



MACDONALD
REALTY

in your
neighbourhood

E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.