



# Investment Shopping Plaza with Great Potential For Sale

2188 Austin Ave., Coquitlam, BC



Spectacular investment opportunity with three retail units in central Coquitlam. Total of 6,008 SF rentable area including a 7-11 gross shop at the corner with 3,500 SF, a vacant spot in the middle with 1,208 SF, and an animal hospital at the very right end with 1,300 SF. High traffic with great corner visual exposure located at busy commercial area at Austin Ave and Mundy St. Perfect holding property with huge potential to grow. **Don't miss out!!!**

## Building Information

|                      |                  |
|----------------------|------------------|
| Total Building Area: | 6,008 SF Approx. |
| Construction:        | Prefab           |
| Age:                 | Built in 1988    |
| Parking:             | 10 stalls        |

## Tenant Information

| Name                          | Rentable Area  | Rent Expected |
|-------------------------------|----------------|---------------|
| 7-Eleven Canada Inc.          | 3,500 SF Appx. | \$ 5,750.00   |
| Vacant Since Entry            | 1,208 SF Appx. | \$ 0.00       |
| J.Sandlas Services Inc. Mundy | 1,300 SF Appx. | \$1,300.00    |

## Property Information

|            |   |
|------------|---|
| Address:   | 2188 Austin Ave, Coquitlam, BC                                    |
| Legal:     | Plan 8913, Lot 1, Dist Lot 111, Land Dist 36, Except Plan S 60 FT |
| P.I.D.:    | 002-221-748   |
| Zoning:    | C-2 (Commercial)  |
| Land Size: | 17,954 SF   |

## Assessmet (2010)

|              |              |
|--------------|--------------|
| Land         | \$ 890,000   |
| Improvement  | \$ 458,000   |
| Actual Total | \$ 1,348,000 |

|               |              |
|---------------|--------------|
| Taxes (2010): | \$ 32,286.65 |
|---------------|--------------|



**Raymond Leung PREC\***

梁國權

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