



INVESTMENT

FOR SALE
1963 Lougheed Hwy
Coquitlam, BC



FOR MORE INFORMATION PLEASE CONTACT:

Adam Rabeda
604 376 5121
adam@rabedacre.com

3173 Main Street, Vancouver, BC V5T 3G8
Office: 604 872 3218, Fax: 604 872 0138 www.rabedacre.com



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LOCATION

Strategically located with exposure to Hwy 1 in Coquitlam, BC. The property offers easy access from Highway 1 and Lougheed Highway.

PROPERTY

22,134 SF fully improved with high end professional improvements. The office building is a concrete tilt-up built 1978.

LOT SIZE

0.866 acres

LEASE

The lease expires on September 30, 2021 with a renewal option for 5 years.

TENANT

Fortune 500 Tenant

PARKING

53 on site parking stalls

ZONING

B-1 Business Enterprise

NOI

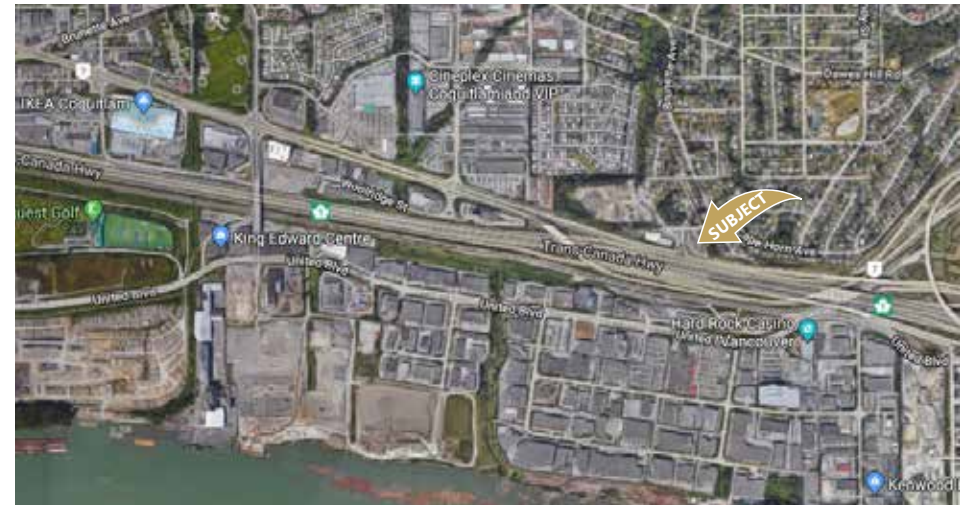
\$331,743

PRICE

\$9,000,000

POTENTIAL NOI

Potential for significant increase of NOI by installation of 10' 6" High x 21' wide LED sign for commercial advertising purposes.



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