

FOR SALE \$10,000,000

35,000SF Commercial Retail Space - Coquitlam

PROPERTY DETAILS :

Description: Opportunity to purchase a successful established business with solid and growing income and a large, beautiful venue with lots of parking, and very close to major arterial routes. Share sale offering.

By Appointment Only: Please make an appointment prior to visiting the site. Do not disturb staff or patrons.

Location: Situated in a popular retail area within Maillardville, City of Coquitlam near major arterial routes.

Address: Strata Lot 16 - 228 Schoolhouse St, Coquitlam BC, V3K 6V7

Income: \$507K (2016 projection), \$565K (2017 projection)

Cap Rate: 5.07% (2016 projection), 5.65% (2017 projection)

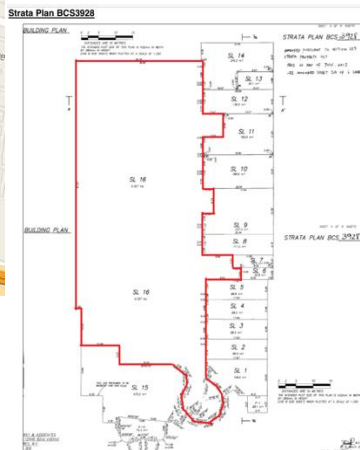
Building: 2009 strata-titled commercial building with lots of parking. Subject property is the largest of 16 units in complex.

Zoning: CS-1 (Service Commercial), includes retail sales (e.g. household goods, sporting goods, business goods, liquor store, building supplies, etc.) and commercial services (recreation/entertainment centre, banking, restaurant, etc.)

Property Use: Currently used for large, fully renovated bowling alley with substantial client base and line ups on weekends.

BC Assessment: \$7,335,000 (2016) for land and improvements (excluding business)

Legal Description: Strata Lot 16 Plan BCS3928 District Lot 61 Land District 1 Land District 36, **PID:** 028-324-404 E&O E.



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