



FOR SALE

2 DELUXE RIVERSIDE MIXED USE STRATA UNITS



#109 & #110 - 17 FAWCETT ROAD, COQUITLAM, B.C.

FOR FURTHER INFORMATION, PLEASE CONTACT
***CHRIS DAVIES / DAVE HALL - DAVIES/HALL**

***Personal Real Estate Corporation**

TEL: (604) 718-7300 * FAX: (604) 718-7307

E-MAIL: remax@axion.net * WEBSITE: www.davies-hall.com

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LOCATION: The subject property is located on the edge of the Pacific Reach Business Park on the south side of the Trans-Canada Highway fronting directly onto the Fraser River. The Trans-Canada and Lougheed Highways are just minutes from the door providing an unsurpassed level of access to Greater Vancouver's key business locations.

AREA:	<u>#109</u>	<u>#110</u>	<u>#109 & #110</u>
Main Floor:	1,385 sq. ft.	1,953 sq. ft.	3,338 sq. ft.
Second Floor:	<u>828 sq. ft.</u>	<u>1,328 sq. ft.</u>	<u>2,156 sq. ft.</u>
Total:	2,213 sq. ft.	3,281 sq. ft.	5,494 sq. ft.

FEATURES:

- * Deluxe fully finished office on both levels
- * Full HVAC in each unit
- * Front office/rear loading
- * 3 Phase 208 volt 100 amp panels
- * 5 dedicated parking stalls with abundant visitor stalls

ZONING: M-1 Providing for a wide range of light industrial and service uses.

PROPERTY TAXES

2009:	<u>#109</u>	<u>#110</u>	<u>#109 & #110</u>
	\$6,882.19	\$9,013.00	\$15,895.19

STRATA FEES: (PER MONTH)	<u>#109</u>	<u>#110</u>	<u>#109 & #110</u>
	\$406.89	\$573.66	\$980.55

SALE PRICE:	<u>#109</u>	<u>#110</u>	<u>#109 & #110</u>
	\$369,000.00	\$559,000.00	\$928,000.00



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