



**FOR SALE – INVESTMENT PROPERTY  
AT FRASER REACH BUSINESS CENTRE  
#109-1500 Hartley Avenue, Coquitlam, B.C.**



**The Concept:** Fraser Reach Business Centre is designed to appeal to the office, hi-tech, warehouse user who is seeking high quality, functional space at affordable rates.

**The Location:** Located in Pacific Reach Business Park, Fraser Reach Business Centre is widely considered the Lower Mainland's most central business address. With direct access onto Trans Canada and Lougheed Highways, this property enjoys excellent access to all of Greater Vancouver's business destinations.

**The Building:** Designed to meet the stringent requirements of businesses that demand efficient and effective utilization of their space.

Main Floor Office Showroom	753	sq. ft.
Second Floor Office	777	sq. ft.
Main Floor Warehouse	1,007	sq. ft.
<b>TOTAL:</b>	<b>2,537</b>	<b>sq. ft.</b>

**Building Features:**

- \* Finished air conditioned office space with 2 private offices, board room 28 oz carpets, coffee bar and sink, painted gyproc walls, T-bar ceiling, and recessed fluorescent lighting
- \* Opening double glazed windows
- \* 9' x 10' rear grade loading doors
- \* 20' clear ceiling heights
- \* 3 phase, 100 amp service
- \* M-9 zoning

**Parking:** Three (3) parking stalls

**Property Taxes:** \$9,805.92 (2010)

**Strata Fee:** \$288.14 per month

**Triple Net Income:** \$21,564.50 or \$8.50 per sq. ft. triple net (Lease expiry: June 30, 2012)

**Selling Price:** \$429,000 – 5% return

**For Further Information, Please Contact:**

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