

**PRICE
REDUCED**



FOR SALE

#38-145 Schoolhouse Street, Coquitlam, B.C.



LOCATION:

The subject property is located just off Lougheed Highway in the south section of Coquitlam. This location is afforded unsurpassed access to Greater Vancouver's key business sections via both the Trans Canada Highway and Lougheed Highway which are located within minutes of the site. Service commercial retail is located within walking distance of the property providing for a broad range of restaurants, banks and overnight accommodations.

ZONING:

M-9

AREA:

Main Floor:	1323 sq. ft.
Second Floor:	527 sq. ft.
Total:	1,850 sq. ft.

FEATURES:

- * 23 ft. ceiling heights
- * 14 ft. grade level loading door
- * Fully painted demising walls
- * Over 525 sq. ft. open plan mezzanine office with hardwood floors

PROPERTY

TAXES (2011): \$6,738.08

STRATA FEES: \$138.00 per month

ASKING PRICE: \$299,000.00

For Further Information, Please Contact:

***PETER HALL / *CHRIS DAVIES - RE/MAX CENTRAL**

***Personal Real Estate Corporation**

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