

FOR LEASE

HIGH EXPOSURE CORNER RETAIL

**942 WESTWOOD STREET
COQUITLAM, BC**



FOR FURTHER INFORMATION, PLEASE CONTACT LEASE REPRESENTATIVE

PIETRO NARDONE

PERSONAL REAL ESTATE CORPORATION

604.767.0490 direct line



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GOLD MASTER
MEDALLION
CLUB
2015
15 YEARS

FOR LEASE

HIGH EXPOSURE CORNER RETAIL

LEGAL DESCRIPTION

PL LMPI2992 LT 1 BLK 8 LD 36 DL 378

P.I.D: 018-525-504

ZONING

C-1 (List of permitted uses are available upon request.)

COMMENTS

RARELY Available Ground Floor RETAIL Space in a Stand Alone Building in a STRIP MALL. Great LOCATION, Busy Area and HIGH EXPOSURE at the corner of WESTWOOD Street and Dewdney Trunk Road. Surrounded by Many Businesses, Offices and Residential Homes. PERFECT for any type of RETAIL use due to its LOCATION, Accessibility and Ample PARKING (12 parking spots plus loading area). Previously being operated as a Convenient Store. Still has Walk in Coolers and Duct for Kitchen Exhaust.

SALIENT INFORMATION

RETAIL SIZE:

3,130 SQUARE FEET

PARKING:

12 Parking Stalls plus more parking available in the loading area.

TERM:

5 - 10 Years

ADDITIONAL RENT:

\$ 9.87/Square Foot

\$ 30,893.16/Year

\$ 2,574.43/Month

LEASE RATE:

\$ 18.00/Square Foot

\$ 56,340.00/Year

\$ 4,695/Month

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ACTIVE
C8009391
Board: V
Retail

942 WESTWOOD STREET

Coquitlam
Meadow Brook
V3C 3L3

\$0 (LP)
(SP)
\$18.00 (LR sq. ft. p/a) 



RARELY Available Ground Floor RETAIL Space in a Stand Alone Building in a STRIP MALL. Great LOCATION, busy area and HIGH EXPOSURE at the Corner of WESTWOOD Street and Dewdney Trunk Road. PERFECT for any type of RETAIL use due to its LOCATION, Accessibility and Ample PARKING (12 parking spots plus loading area). Previously being operated as a Convenient Store. Still has Walk in Coolers and Duct for Kitchen Exhaust. Call Today for your PRIVATE Viewing.

P.I.D.: 800-109-702

Property Type: Retail

Zoning/Land Use: C-1

Land Sz SF/Acres: 13,111 / 0.30

Brochure:

Prop. Tax/Year: \$21,000.00 / 2016

Width / Depth: /

Transaction Type: For Lease

Sale Type: Lease

Virtual Tour:

Property Details

Seller's Interest: Registered Owner

Interest In Land: Freehold

Environmental Assessment Phase: Not Applicable

Occupancy: Tenant

Seller's Rights Reserved: No

Amenities: Air Conditioning, Storefront, Visitor Parking, Washrooms
Female/Male

Site Services:

General Building Details

Subj. Space SqFt: 3,130

Width / Depth: /

Year Built: 1993

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces: 12

of Elevators:

Roof: Other

HVAC: Heat Pump

Building Type: Freestanding, Strip Mall

Construction Type: Mixed

Restrictions:

Office Area Sq Ft:

Retail Area Sq Ft: 3,130

Warehouse Area Sq Ft:

Mezzanine Area Sq Ft:

Other Area Sq Ft:

Lease Details

Leased Rate Sq. Foot:

Leased Size Sq. Foot:

Lease Type: Net

Lease Op Cost SqFt: \$9.88

Additional Rent/SF: \$9.88

Lease Term (Months):

Lease Expiry Date:

Lease SubLease: No

Tot. Spce Avail for Lse: 3,130

Subj. Unit Cont. Spce: 3,130

Firm: Sutton Grp-West Coast (Brdwy)



