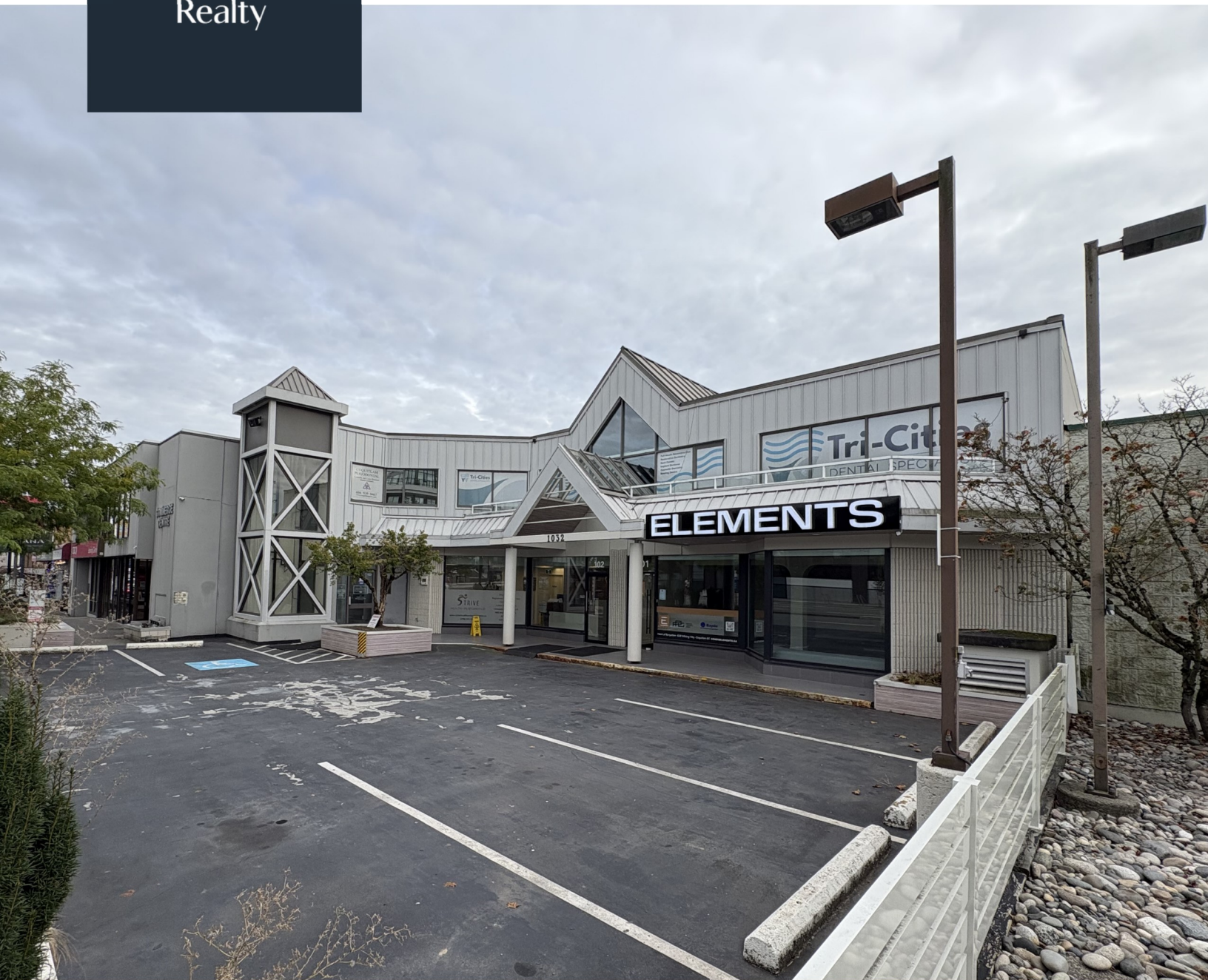




FOR SALE

1032 - 1036 Austin Avenue
Coquitlam



100% LEASED INVESTMENT PROPERTY IN AUSTIN HEIGHTS

For more information, please contact

Derek Tullis 604.831.7140

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FOR SALE

Executive Summary

OPPORTUNITY

1032 Austin Avenue presents a rare opportunity to acquire a strategically located commercial asset within one of Metro Vancouver's most active and evolving urban growth corridors. Combining secure in-place income with long-term redevelopment potential, the property offers investors, developers, and land bankers the ability to generate immediate cash flow while positioning for significant future land appreciation.

LOCATION

Located in the heart of the Austin Heights commercial district, the property occupies a highly visible site along Austin Avenue, a major east-west arterial connecting Coquitlam and Burnaby. The surrounding neighborhood continues to experience substantial residential densification, infrastructure investment, and commercial revitalization, reinforcing the property's long-term strategic value.

Austin Heights has emerged as one of Southwest Coquitlam's most desirable urban neighbourhoods, characterized by an established commercial main street, mature residential communities, and significant public and private investment.

The area continues to evolve through ongoing mixed-use redevelopment, new multi-family residential projects, streetscape improvements, and population growth. Its central location between Burnaby, New Westminster, Port Moody, and Coquitlam Centre positions Austin Heights as an increasingly important commercial destination within the region.

PROPERTY DETAILS

PID	017-370-311		
Legal Description	PARCEL "A" (BE2446) BLOCK 3 DISTRICT LOTS 3 AND 108 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14679		
Area	Lot Size	18,781 sf (132'x142')	
	Net Rentable Area	17,166 sf	
Building Age	1036 Austin - built in 1978		
	1032 Austin - built in 1991		
Units	6 units (3 Retail & 3 Office with elevator access)		
Net Income	\$594,318.00 PA		
Parking	48 Stalls		
Zoning	C2 General Commercial		
OCP	Neighborhood Centre within Austin Heights Neighbourhood plan (25 storey maximum)		

Price **\$13,788,000.00**

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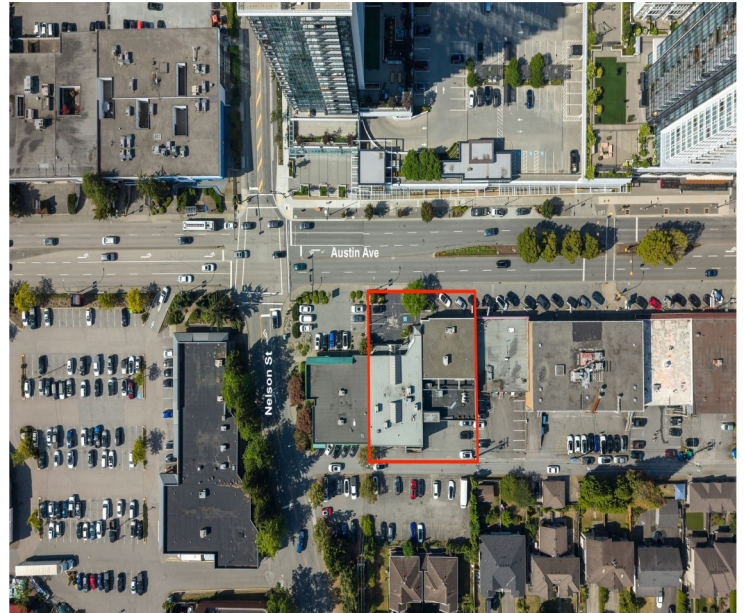
W tullisrealty.com



INVESTMENT HIGHLIGHTS

- Fully leased commercial building providing immediate and stable rental income
- Excellent holding property with strong redevelopment fundamentals.
- Prominent Austin Avenue location within an established commercial corridor
- Exposure to one of Metro Vancouver's strongest long-term growth markets.
- Opportunity to capitalize on future redevelopment and land appreciation as the surrounding area continues to intensify.

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