



# FOR SALE

953 Brunette Avenue, Coquitlam



For more information, please contact

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## Executive Summary

### OPPORTUNITY:

953 Brunette Avenue offers a prime opportunity to acquire a freestanding 5,063 SF retail building situated on a 10,802 SF lot. This high-exposure property benefits from strong frontage along Brunette Avenue, providing excellent visibility and accessibility to major Highways such as Lougheed and Hwy 1. This highly visible and accessible property is ideal for owner-users seeking a strategic location for retail, showroom, or service-based operations within a well-established commercial corridor.

### DETAILS:

<b>Area</b>	5,063 sf Building 10,802 sf Lot
<b>Legal Description</b>	LOT "C" DISTRICT LOT 45 GROUP 1 NWD PLAN 5731
<b>PID</b>	002-238-161
<b>Availability</b>	Vacant Possession Available September 1, 2026
<b>Property Tax</b>	\$58,372.85 (2026)
<b>Parking</b>	11 stalls at the rear plus Street parking
<b>Zoning</b>	C2
<b>OCP Designation</b>	The property is designated within the City's Official Community Plan (OCP) for high-density residential, offering future redevelopment potential and long-term upside for investors and owner-occupiers alike.
<b>SALE PRICE</b>	<b>\$ 4,950,000.00</b>



[VIRTUAL TOUR AVAILABLE HERE](#)

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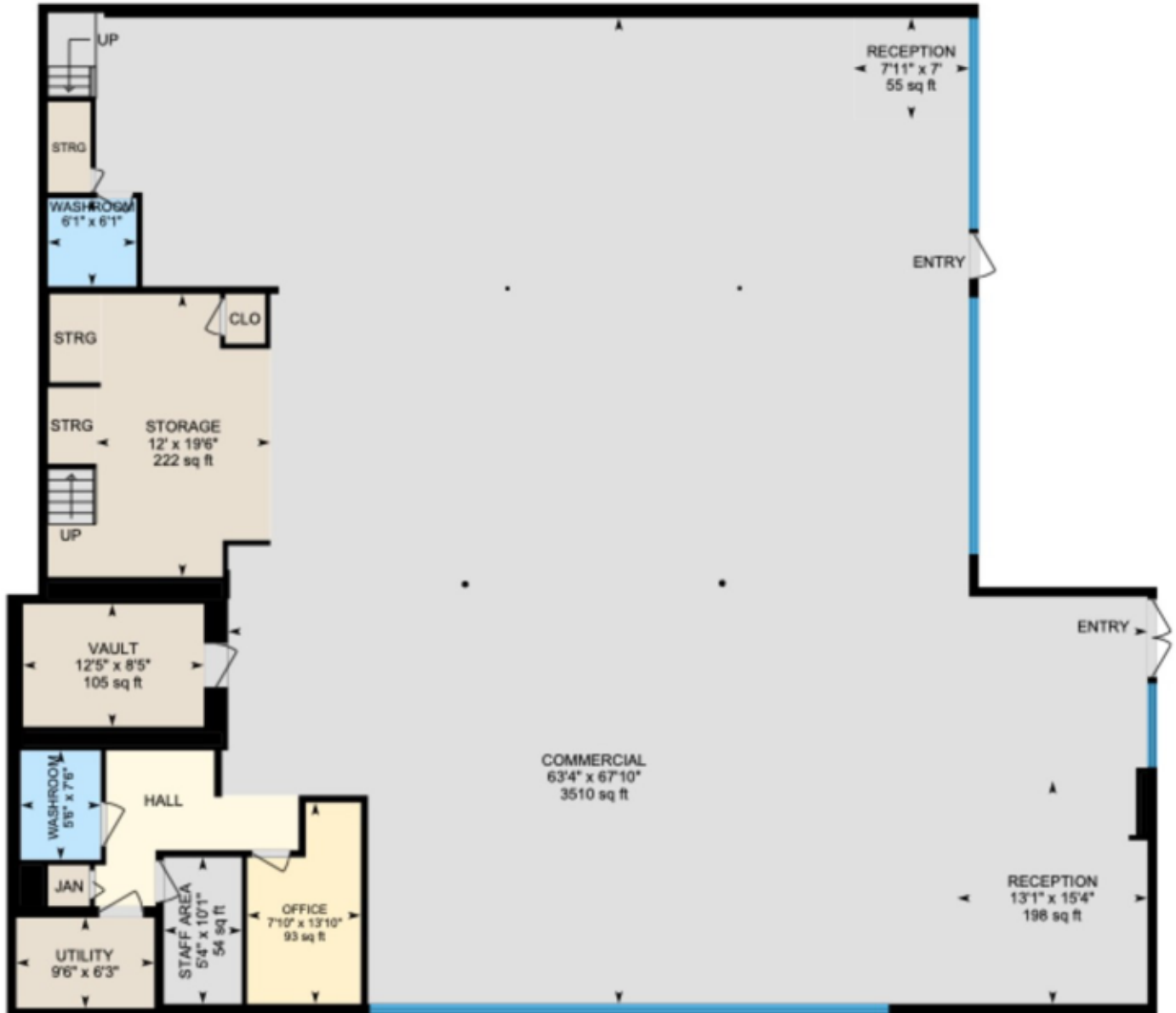


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