

PIETRO
NARDONE
PERSONAL REAL ESTATE CORPORATION

Sutton

SUTTON GROUP
West Coast Realty

Investment/
Development
Potential in Port
Coquitlam



For Sale

3023 3029 Wellington Street, Port Coquitlam

COMMENTS

GREAT Investment OPPORTUNITY in Port Coquitlam! This **FOURPLEX** Sits on a **10,581.90** Square Foot CORNER Lot. Currently Zoned as **RTH-3 TOWNHOME** Zoning, **SUPERB** Development Potential Allowing You to Build **5 TOWNHOMES**, with Gross Income Over **\$75,000** per year. Featuring **4-2** bedroom **SUITES**, Fully Tenanted, Separate Metres, Coin Laundry and Tenants Pay all Utilities. **PRIME** Location, Close to Schools, Parks, Shopping and **MORE**. CALL today for an **INFORMATION PACKAGE**.

SALIENT INFORMATION

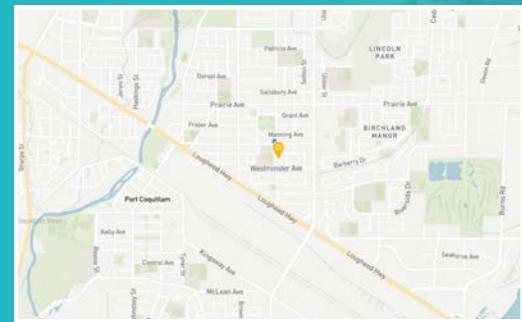
LOT SIZE: 10,582 Square Feet (Corner)
121.20 X 88.47 Feet with Lane Access

PARKING: 6 Parking Spaces (Open)

AGE: Built in 1950

BUILDING ZISE

3,160 Square Feet
(Each Suite is Approximate 750 s.f. plus Laundry Area)



INCOME

Suite 3023: \$19,800 Per Year - \$1,650 Per Month
Suite 3025: \$18,000 Per Year - \$1,500 Per Month
Suite 3027: \$16,800 Per Year - \$1,400 Per Month
Suite 3029: \$20,400 Per Year - \$1,700 Per Month
Coin Laundry \$800 per year

TOTAL INCOME: \$75,800

EXPENSES:

City of Port Coquitlam Utilities:	\$4,640
Property taxes (2025):	\$8,541

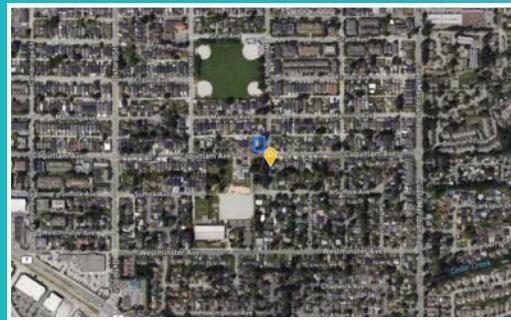
LEGAL DESCRIPTION

LOT 29, BLOCK E, PLAN NWP15391, DISTRICT
LOT 466, GROUP 1, NEW WESTMINSTER LAND
DISTRICT

P.I.D. 005-698-162

ZONING: RTH3* (Detailed information Available Upon Request)

PRICE: \$2,098,000.00



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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret that we cannot guarantee it. All properties are subject to change or withdrawal without notice.