

HIGH EXPOSURE INVESTMENT PROPERTY WITH MULTI-NATIONAL TENANT



3,904 SF RETAIL UNIT FOR SALE

57 BLUE MOUNTAIN STREET

Coquitlam, BC

 CUSHMAN & WAKEFIELD

 CBRE



75 BLUE MOUNTAIN STREET

Coquitlam, BC

OPPORTUNITY

To purchase a high quality service commercial investment unit built in 2007 with superb highway exposure. The unit is tenanted by Rack Attack who is North America's premier specialty rack store with 44 locations in North America. Contact listing agents for tenancy details.

LOCATION

The subject property is located immediately west of Ikea along the Trans Canada Highway in Southwest Coquitlam. The property is easily accessible via Lougheed Highway. The immediate area is home to many other high profile retailers such as Canadian Tire, Real Canadian Superstore, Winners, Home Sense, Staples, Dollarama, T&T Supermarket, and numerous furniture retailers along United Boulevard.



UNIT SIZE:

Total: 3,904 SF

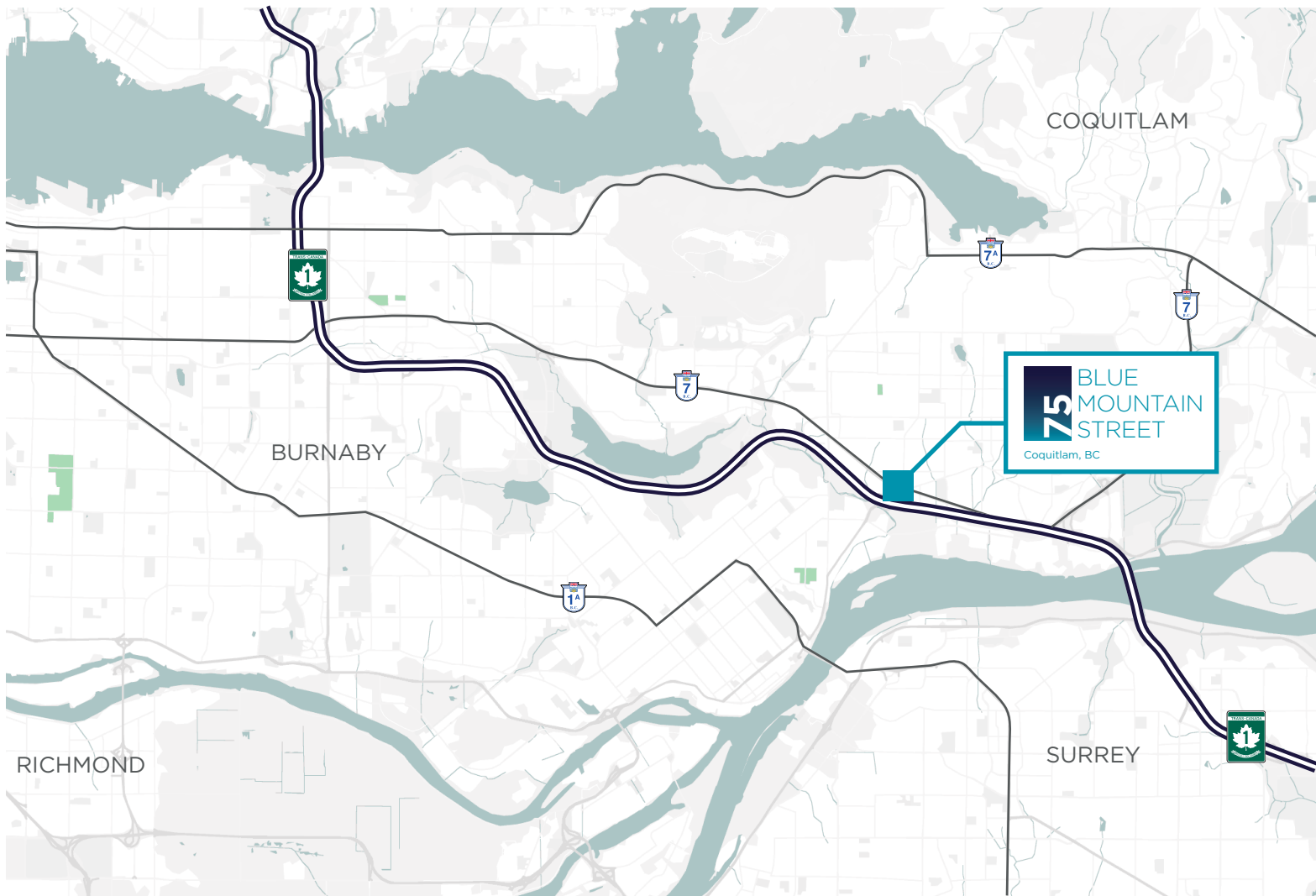
ZONING:

CS-1 Service Commercial allowing a wide range of uses. Contact listing agents for a copy of the zoning bylaw.

UNIT FEATURES:

- Highway #1 exposure
- Attractive, architecturally-designed storefront facades
- 24' ceiling clearance
- Bright, clean showroom space with rear warehouse
- Rear grade-level loading door
- Concrete mezzanine
- Finished handicap washroom
- Sprinklered
- Excellent parking

PLEASE CONTACT BROKER FOR SALES INFORMATION



DEMOGRAPHICS

	1KM	3KM	5KM
POPULATION	6,453	79,954	215,689
AVERAGE HOUSEHOLD INCOME	\$122,082	\$116,114	\$118,951
MEDIAN AGE	50	51	51



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