

FOR SALE

129-3030  
Lincoln Avenue

Owner/Occupier or  
Investment Opportunity





# 129-3030 Lincoln Avenue

This improved strata lot is ideally located in the heart of Coquitlam Town Centre, just steps from both the Town Centre and Lincoln SkyTrain Station. Positioned within the bustling Lincoln Centre, the property benefits from steady foot traffic and strong visibility among a diverse mix of established businesses. Suitable for an owner-user or as an investment opportunity, the unit will be delivered with vacant possession as of April 1, 2026. The site offers abundant underground and surface parking, ensuring convenience for both staff and customers.

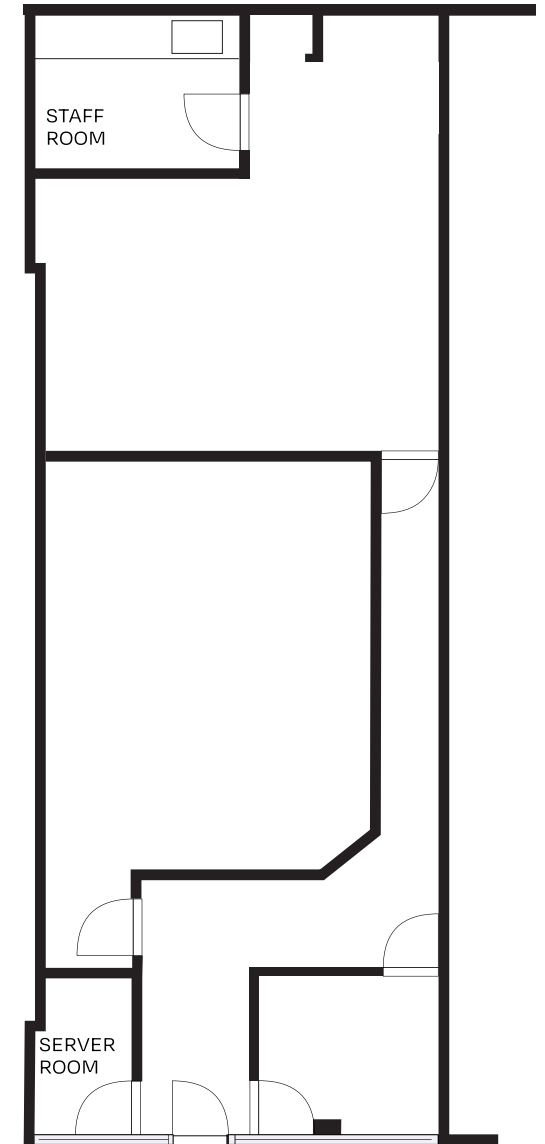
Unit	129
Area	1,742 SF (approx.)
Zoning	C2 General Commercial
Strata Fees	\$1,302.78 + GST (2025)
Property Taxes	\$16,801.88 (2025)
Asking Price	\$1,525,000.00



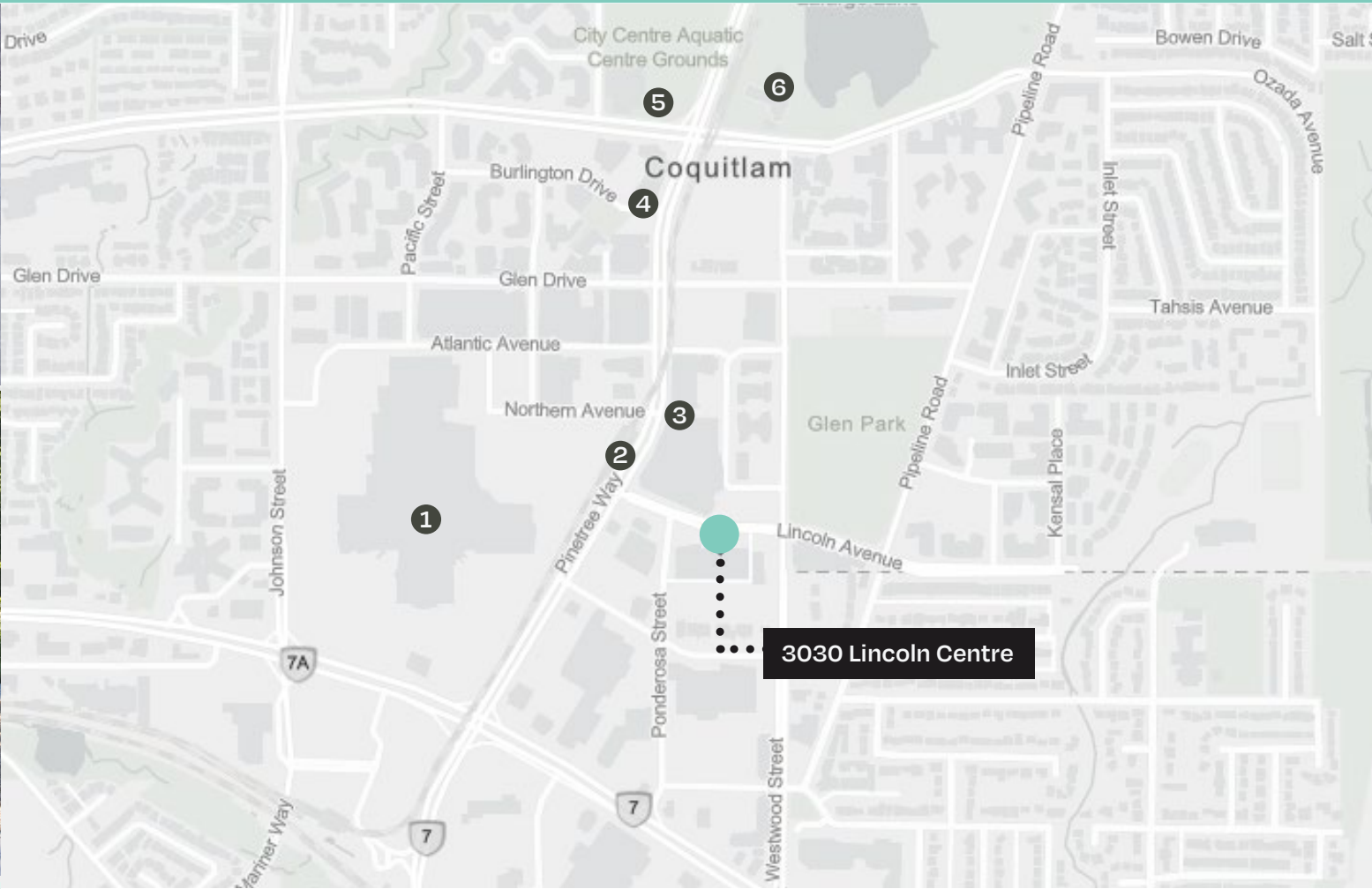
## // Unit 129

A versatile office and instructional space ideal for educational, professional, or owner-occupier use. The unit features a private office, dedicated server room, two large classrooms, and a kitchen/staff area. Its functional layout supports both collaborative and private work, making it well-suited for training centers, small businesses, or professional services. Also suitable as an investment opportunity, offering long-term potential in a growing Coquitlam neighbourhood.

This floorplan is provided for illustrative purposes only and is not to scale. Actual areas, dimensions, and configuration may differ and should be verified by the purchaser or tenant.







## NEIGHBOURHOOD

A high-visibility location steps from Coquitlam Centre and the Lincoln SkyTrain Station, surrounded by retail, dining, and growing residential density. Ideal for businesses seeking walkable, transit-oriented exposure.

- |                             |                                     |
|-----------------------------|-------------------------------------|
| 1. Coquitlam Centre         | 4. Coquitlam City Hall              |
| 2. Lincoln Skytrain Station | 5. Aquatic Complex                  |
| 3. Coquitlam Library        | 6. Town Centre Park Community Plaza |



TRANSIT SCORE

98



WALK SCORE

83



BIKE SCORE

65





For more information, please contact:



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