



For Sale: Retail

#1-1161 The High Street

Coquitlam, BC

Long-Term BMO Lease

Lennard:

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#1-1161 The High Street

Coquitlam, BC

Very well situated ground floor strata commercial unit, leased for 10 years to BMO. Professionally managed, easy to own, and priced below BC Assessment. Located in Coquitlam Town Centre's High Density Core.

Property Information

Highlights

- Ground floor
- Prime corner strata unit
- Single AAA tenant (BMO)

Amenities

- Ease of ownership
- Professionally managed and maintained
- Excellent location

Tenancy

- New 10 year lease renewal
- Tenant intends to significantly renovate
- Rental bumps in term
- Tenant has been in place for over 20 years



Available Space

Unit 1

6,938 SF



Price

\$8,520,000

Cap Rate

3.5%



Zoning

C7 - Transit Village
Commercial



Parking

Available



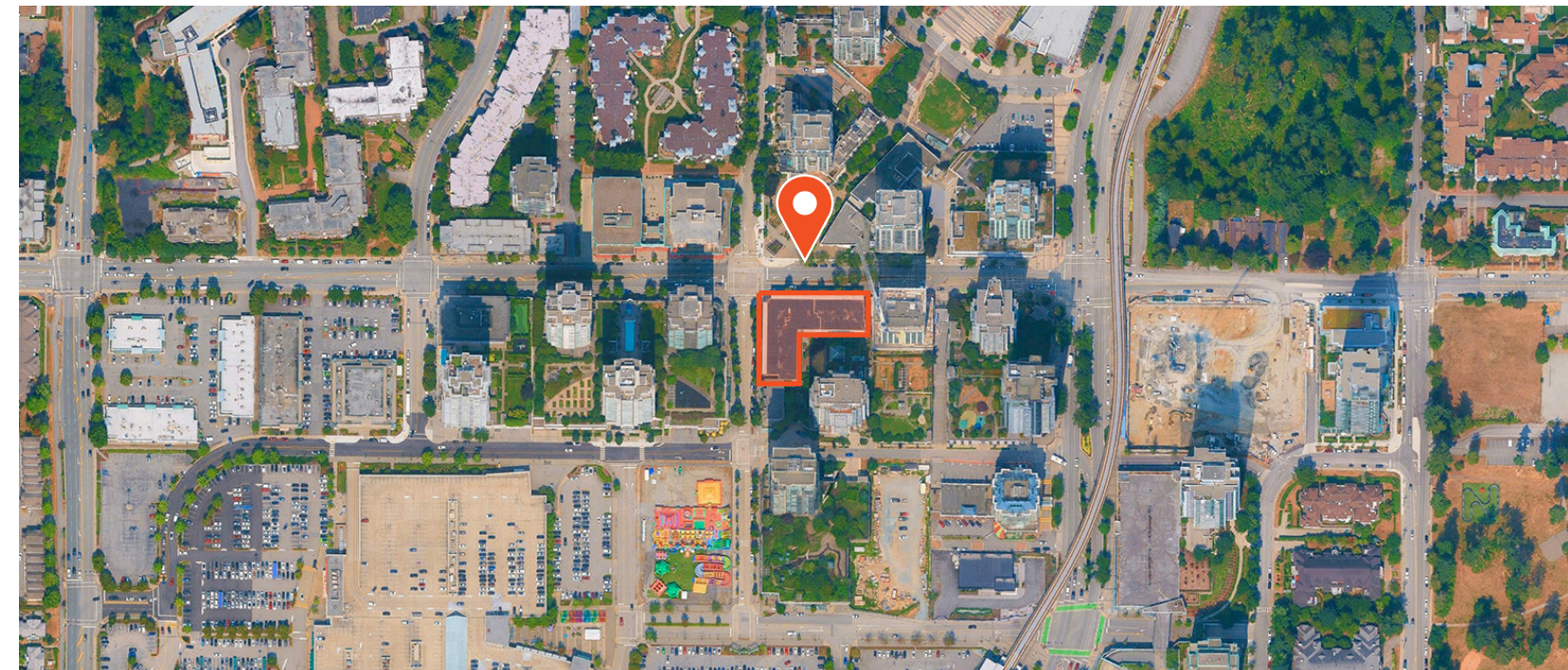
Walk Score

98 Walker's Paradise



Transit Score

80 Excellent Transit





Tenant Highlights

#1-1161 The High Street

BMO, The Bank of Montreal, is a highly diversified financial institution and Canada's oldest bank. Established in 1817 in Montreal, Quebec, it serves approximately thirteen million clients across Canada, the United States, and select markets globally.

13 Million

Customers Globally

7th Largest Bank

in North America by Assets

208 Years

Serving customers since 1817

Awards & Recognitions

World Finance magazine recognized BMO with three awards in 2025

11th consecutive year
Best Commercial Bank in Canada

3rd consecutive year
Best Commercial Bank in the U.S.

15th consecutive year
Best Private Bank in Canada

\$1.5 Trillion

in Total Assets



Location Overview

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The property is located in Coquitlam Town Centre, the main commercial and retail neighbourhood of the city of Coquitlam. It contains the highest concentration of high-rise condominiums in the Tri-Cities area.

Nearby Amenities

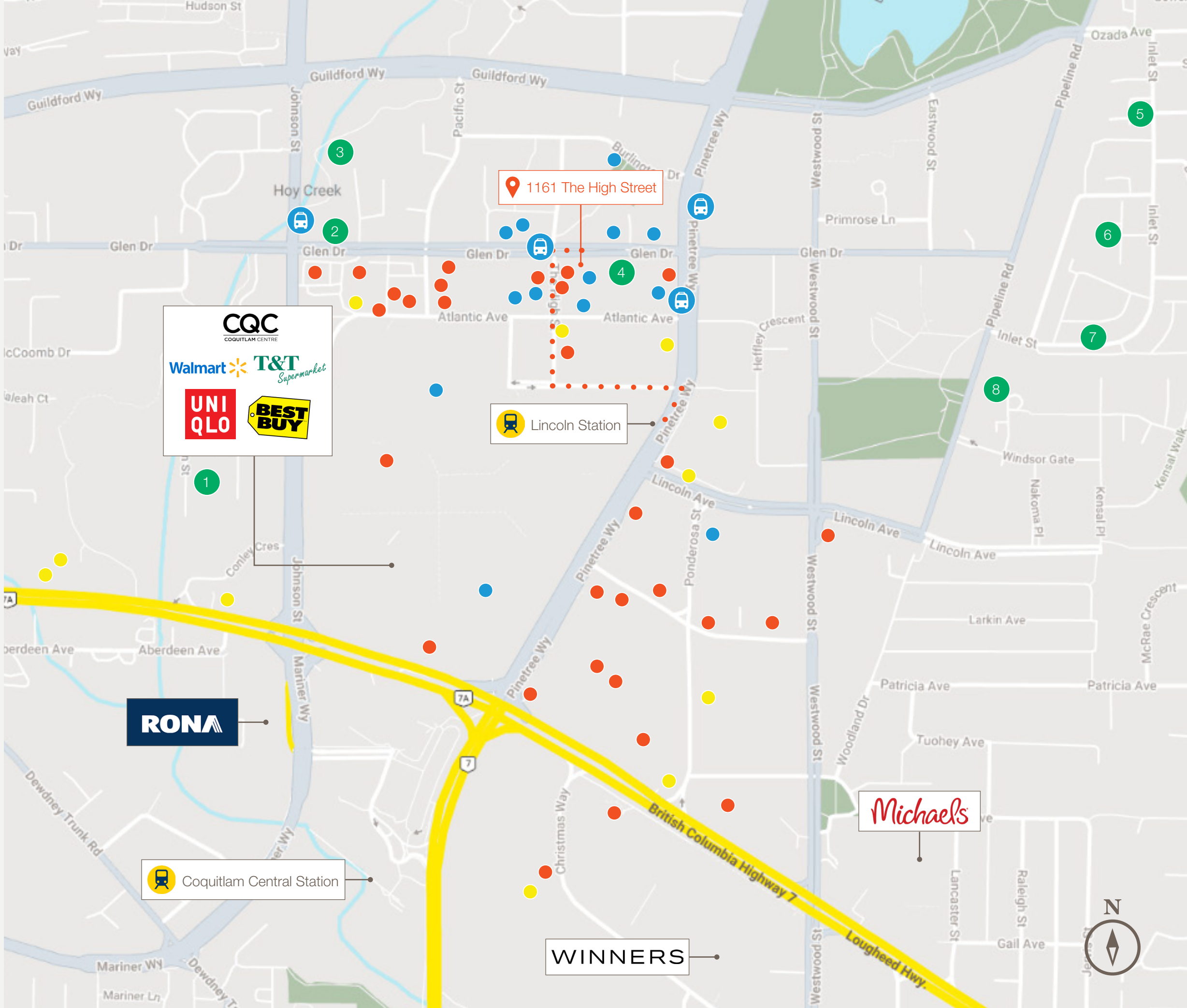
- 30 Restaurants
- 11 Cafés
- 13 Medical Facilities

Approved Developments

- 2860 & 2865 Packard Avenue
- 2901 Glen Drive
- 2905 Glen Drive
- 2992 Glen Drive
- 1184 Inlet Street
- 1160 Inlet Street
- 1144 Inlet Street
- 1155, 1159 Pipeline Road & 1110 Inlet Street

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WINNERS



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