



FOR LEASE



HIGH EXPOSURE RETAIL OPPORTUNITY

1198 Lansdowne Drive, Coquitlam

2,671sq ft

For more information, please contact

Bobbi Crandall 778.773.5157

Personal Real Estate Corporation | REALTOR®

E cbobbi@telus.net

W tullisrealty.com



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Executive Summary

LOCATION

The Property is located on the corner of Guildford Way and Lansdowne Drive and is a short walk from three schools: Gleneagle Secondary School, Scott Creek Middle School and Eagle Ridge Elementary school. Eagle Ridge Plaza features all the local amenities -- close proximity to parks, and schools. Additionally, because it borders Port Moody, the Property's tenants benefits from the perks of having both cities as part of their clientele.

OPPORTUNITY

The unit is 2,671 sqft with open concept and 1 washroom and ample parking.

RENT

Base Rate \$45.00 psf per annum
Op Cost Rate \$18.00 psf per annum
Total Rent \$14,523.56 + GST per month

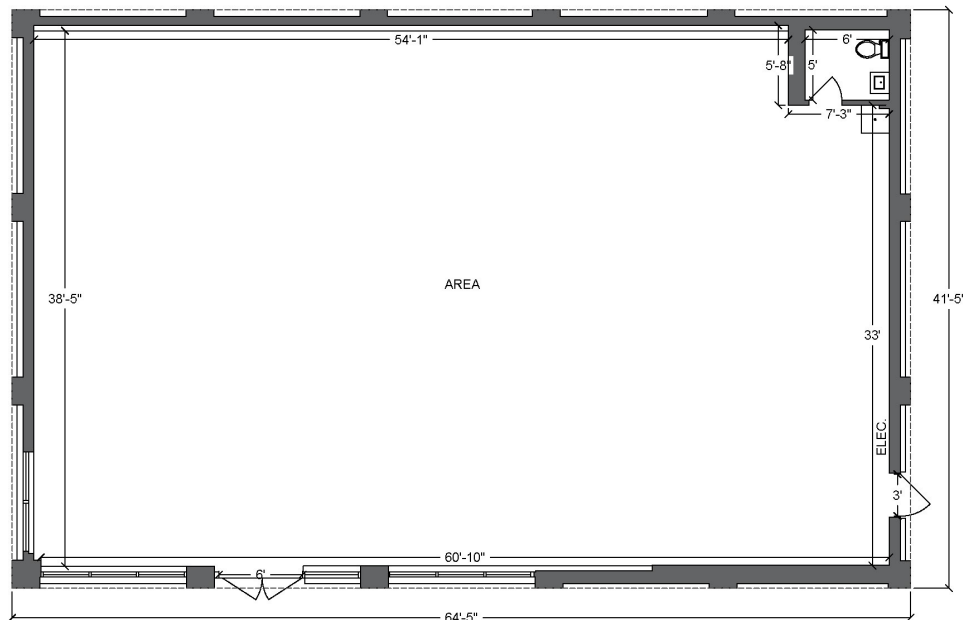
ZONING

C2 General Commercial

This zone provides for a wide range of general commercial uses including mixed use commercial businesses. Ask Agent for further details.

BOBBI CRANDALL
Real Estate Advisor

1198 LANSDOWNE DRIVE, COQUITLAM
2670.83 SQ. FT.
13'4" CEILING



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