

PRICE REDUCED!!



1555

United Boulevard
Coquitlam, BC

FEATURED BENEFITS

FOR SALE OR LEASE

Freestanding Building with
Exceptional Exposure onto
Highway 1



Zoning: B-1 Business Enterprise



Unparalleled access to highways and
amenities



Above Market Tenant Inducement
Packages Available

1555 UNITED BOULEVARD, COQUITLAM // FOR SALE OR LEASE

The Opportunity



OPPORTUNITY

To acquire or lease a retail/industrial property with over 153' of frontage along United Boulevard and in the heart of the Lower Mainland's furniture, appliance and home improvement retail node. The property is well positioned to take advantage of the master planned Fraser Mills development that will see 4,700 new homes and very easy access to Trans Canada and Lougheed Highways.

HIGHLIGHTS

- 1 acre gross site with over 153 feet of United Boulevard frontage and direct exposure to Highway 1
- Flexible B-1 "**Business Enterprise**" zoning allowing for retail, industrial, office and recreational uses
- Centrally located and easily accessible destination retail node with a population of over 1,800,000 within a 30 minute drive
- Easy access/egress to the site
- Well maintained building offering vacant possession
- 15,059 SF on the main floor of building with a 13,195 SF mezzanine comprised of private offices, kitchen, bathrooms and storage areas
- Superior retail profile and architectural features that differentiate this building from all the others on United Boulevard
- Elevated dock loading, elevator to second floor, and very efficient site configuration to allow for truck accessibility and ample parking



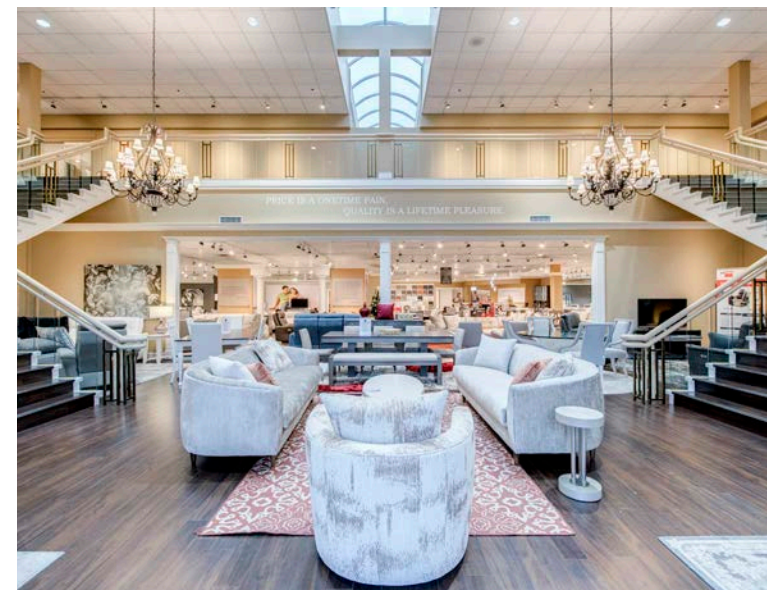
FAVOURABLE COMMERCIAL ZONING

B-1 - Business Enterprise Zone

The City of Coquitlam's B-1 zone provides for most types of retail uses, office uses, commercial recreation uses and commercial uses which support industrial activities.

Redevelopment:

The B-1 zone allows for a density of 2.0 FSR with a maximum height of 8-storeys.



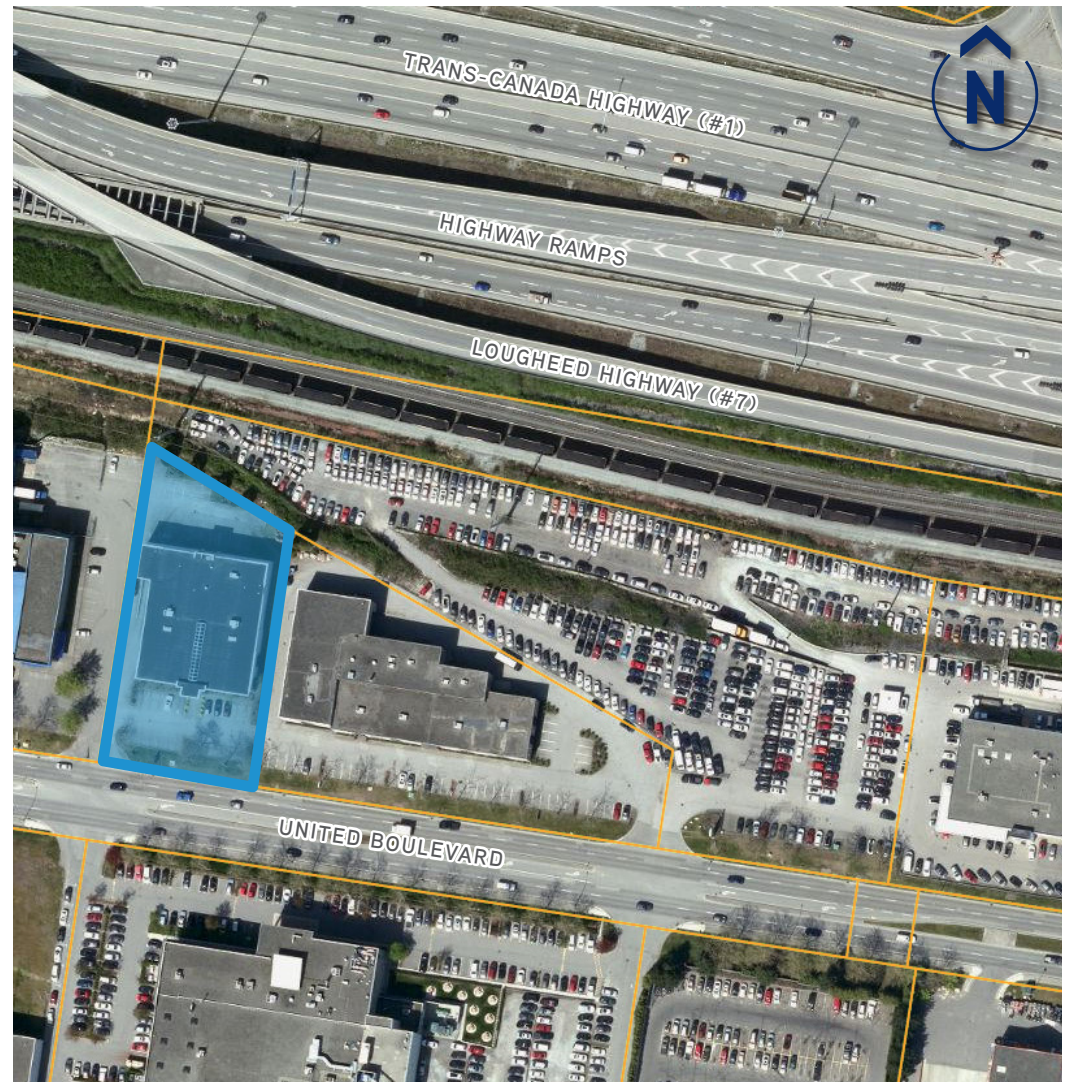
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Property Profile



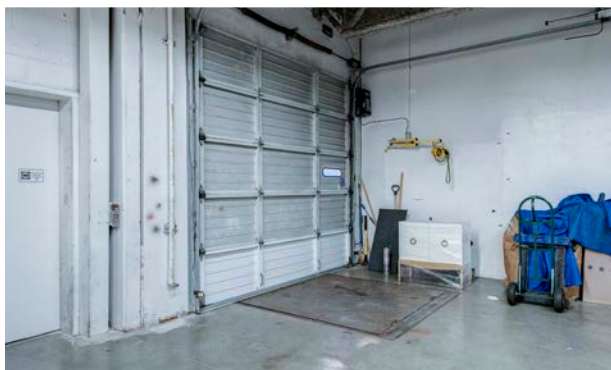
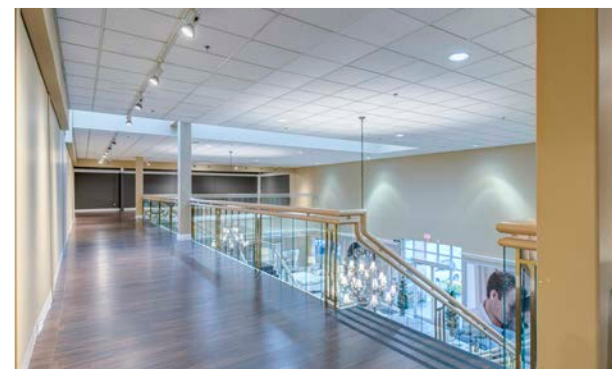
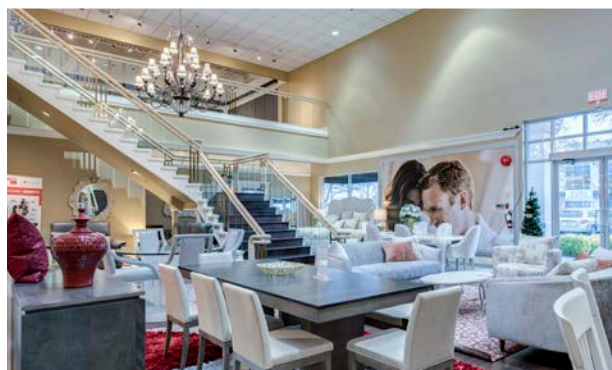
SALIENT FACTS

Address:	1555 United Boulevard, Coquitlam, BC
Legal Address:	Lot 1 District Lot 19 Group 1 New Westminster District Plan LMP16973 PID: 018-784-666
Building Area:	First Floor: 15,059 SF <u>Mezzanine: 13,195 SF</u> Total: 28,254 SF
Gross Site Area:	1.00 acres
Ceiling Heights:	Various
Loading Dock:	1 bay
Parking Stalls:	Approx. 37 stalls
Zoning:	B-1
Allowable Density:	2.0 FSR
Frontage:	153.7 Feet on United Boulevard
Property Taxes (2019):	\$106,945.30
Sale Price:	\$9,600,000
Lease Rate:	\$16.00 per SF
Operating Costs & Property Taxes (Including Mgmt Fee):	\$6.75 per SF



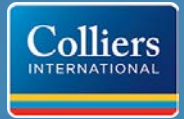
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Property Photographs



1555 UNITED BOULEVARD, COQUITLAM // FOR SALE OR LEASE

Aerial and Location



LOCATION

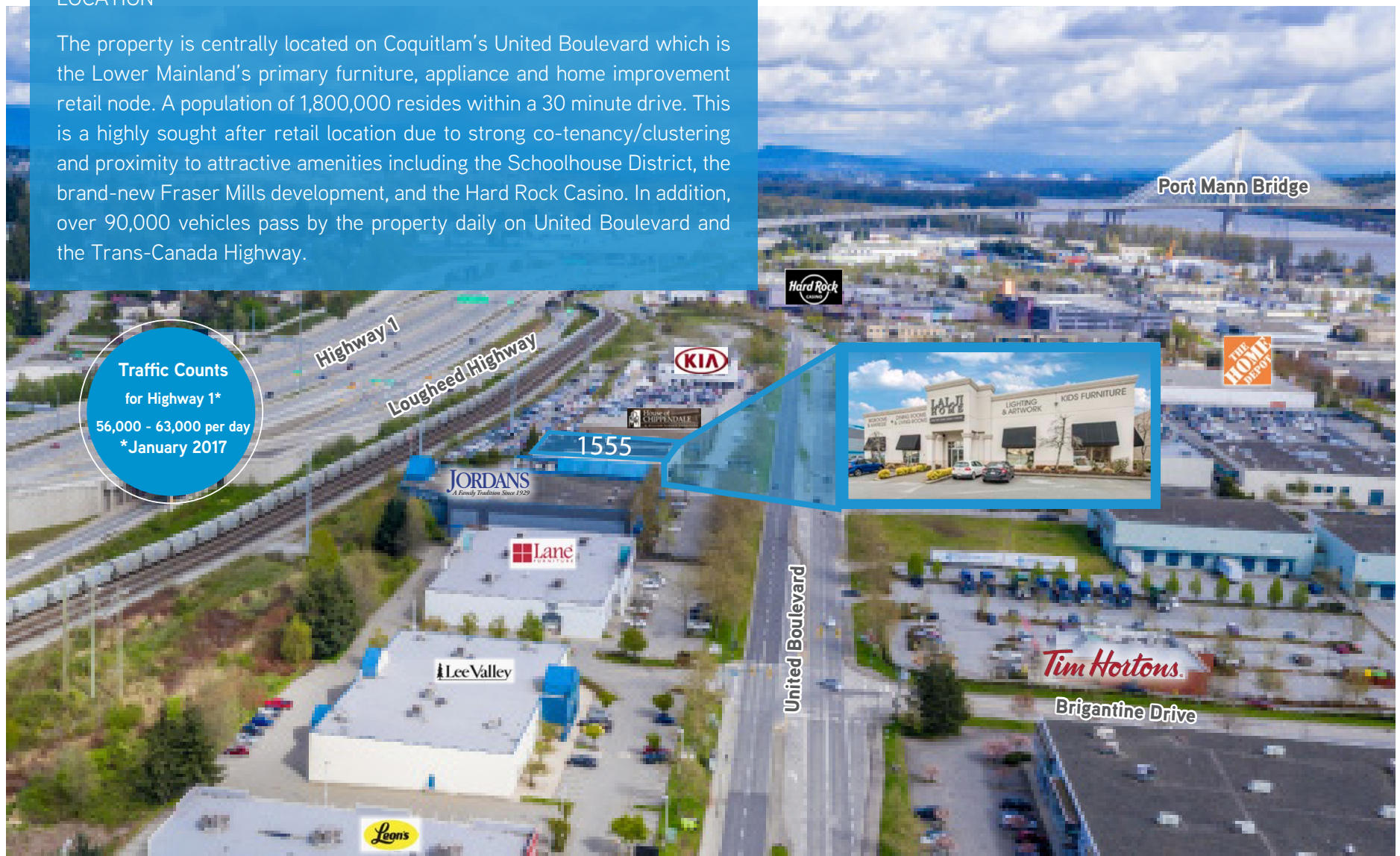
The property is centrally located on Coquitlam's United Boulevard which is the Lower Mainland's primary furniture, appliance and home improvement retail node. A population of 1,800,000 resides within a 30 minute drive. This is a highly sought after retail location due to strong co-tenancy/clustering and proximity to attractive amenities including the Schoolhouse District, the brand-new Fraser Mills development, and the Hard Rock Casino. In addition, over 90,000 vehicles pass by the property daily on United Boulevard and the Trans-Canada Highway.

Traffic Counts

for Highway 1*

56,000 - 63,000 per day

*January 2017



Contact us

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