



Source: Google

Unit 16, 228 Schoolhouse Street Coquitlam, BC

Highlights

Opportunity to purchase 35,198 sf of strata unit with anchor tenant in place. The property has 22' ceilings (20' clearance) and is zoned CS-1 Service Commercial.

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Unit 16, 228 Schoolhouse Street Coquitlam, BC

Opportunity

The subject property is a CS-1 zoned, multi-tenanted, retail commercial strata unit, totalling 35,198 square feet. It is the anchor unit within a complex known as "The Zone Bowling Centre" and is the largest of 16 strata lots. The subject strata unit is currently improved as a 38-lane bowling alley with approximately 3,000 square feet of common area and two sets of male and female washrooms linking the exterior strata unit. The building rests on a 3.17-acre lot and has approximately 230 parking stalls.

Location

The subject property is located on the northwest corner of Schoolhouse Street and Lucille Starr Way, within the Maillardville subarea of the Brunette neighbourhood, bordered by Austin Avenue on the north, Highway 1 (Trans Canada) to the south, Schoolhouse Street to the east and Brunette Avenue/Blue Mountain Street to the west.

Property Highlights

Legal Description

PL BCS3928, LT 16, DL 61, LD 36
Group 1, together with an interest in the common property in proportion to the Unit Entitlement of the strata lot as shown on Form V.

PID

028-324-404

Size

35,198 sf

Property Tax (2016)

\$142,472.00

Zoning

CS-1 (Service Commercial) which provides for most types of service commercial and related uses requiring large lots, location along major transportation routes and large areas for storage and handling of materials, goods and equipment.

Parking

230 stalls (approximately)

Year Built

Constructed circa 2009

Asking Price

\$7,690,000



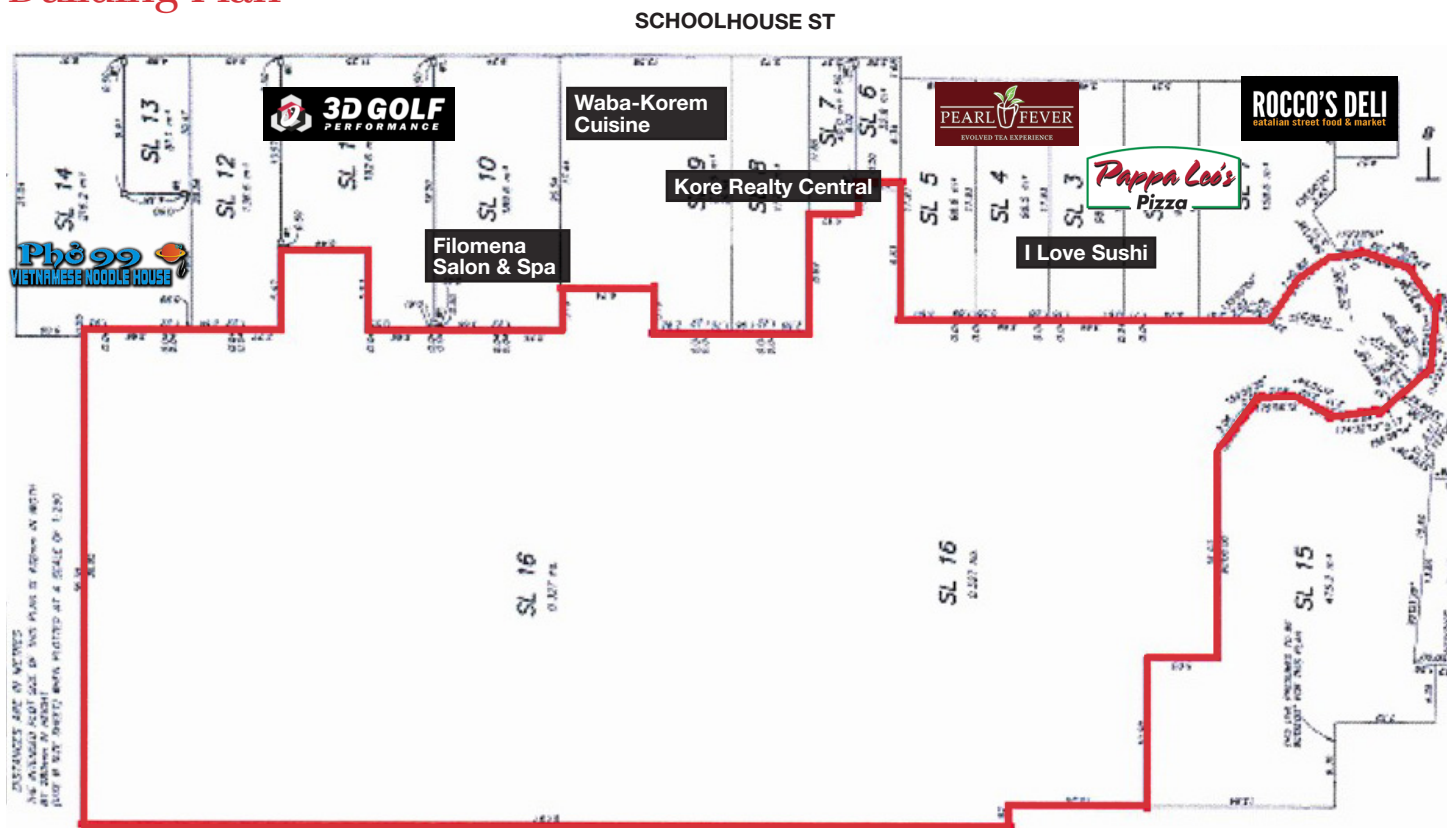
Source: Google





Source: Coquitlam GIS

Building Plan





SUBJECT PROPERTY

Phở 99
VIETNAMESE NOODLE HOUSE

3D GOLF
PERFORMANCE

Filomena
Salon & Spa

Waba-Korem
Cuisine

Kore Realty Central

PEARL FEVER
EVOLVED TEA EXPERIENCE

I Love Sushi

Pappa Leo's
Pizza

ROCCO'S DELI
ITALIAN STREET FOOD & MARKET

SCHOOLHOUSE ST

LUCILLE STARR WAY

CINEPLEX
ENTERTAINMENT

Source: Coquitlam GIS

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