



*For Sale: Retail*

# #1-1161 The High Street

## Coquitlam, BC

Long-Term BMO Lease

### **Lennard:**

520-800 West Pender Street, Vancouver  
604.636.2620 • [lennard.com](http://lennard.com)

**Adam Frizzell**  
Senior Vice President  
C. 604.618.3220  
[afrizzell@lennard.com](mailto:afrizzell@lennard.com)

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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



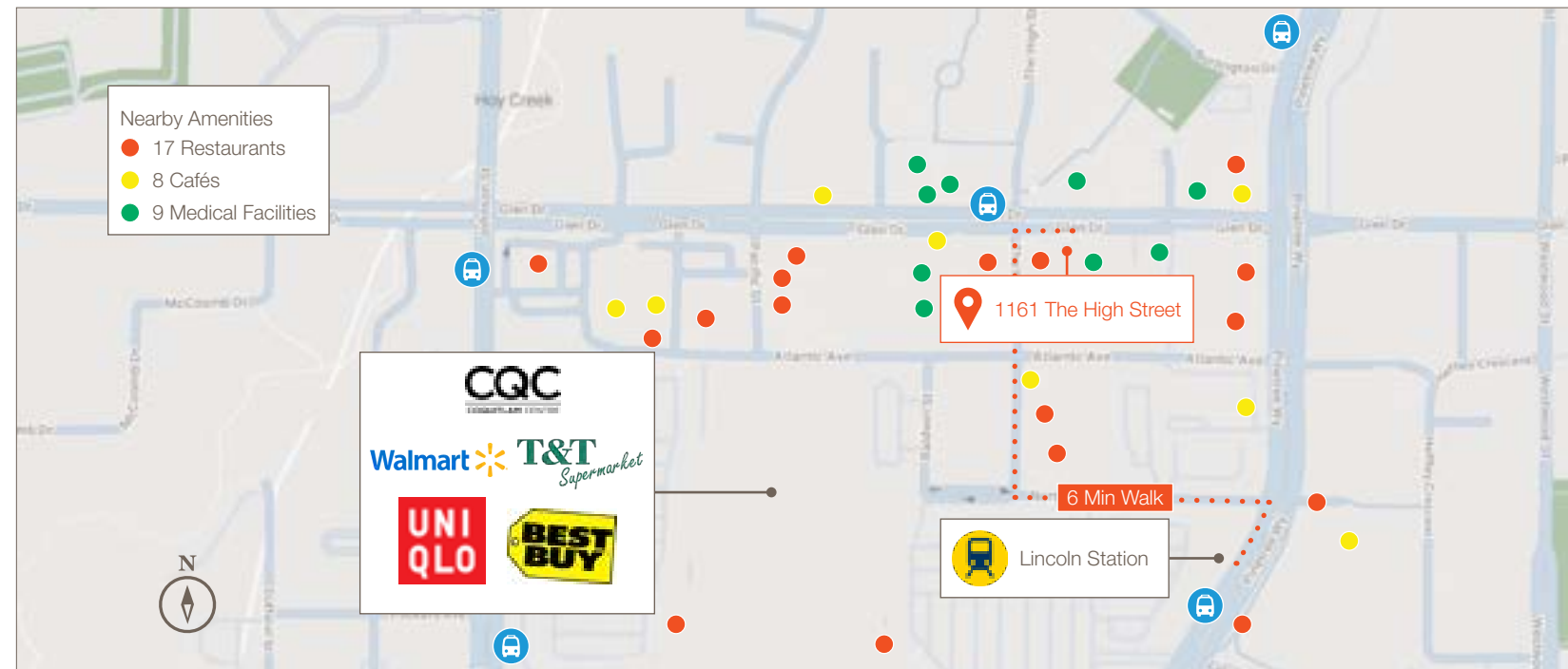
Walk Score

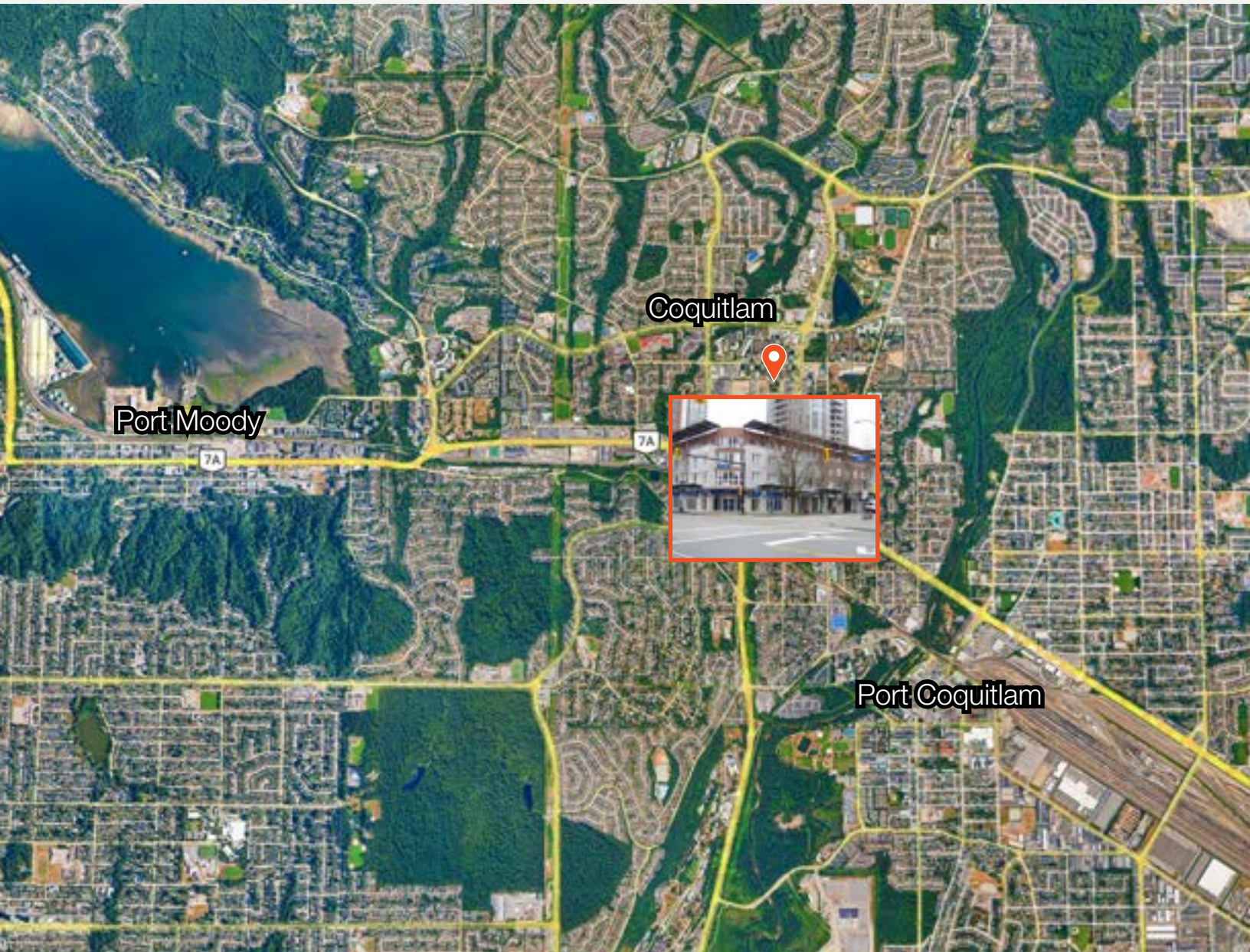
98 Walker's Paradise



Transit Score

80 Excellent Transit





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