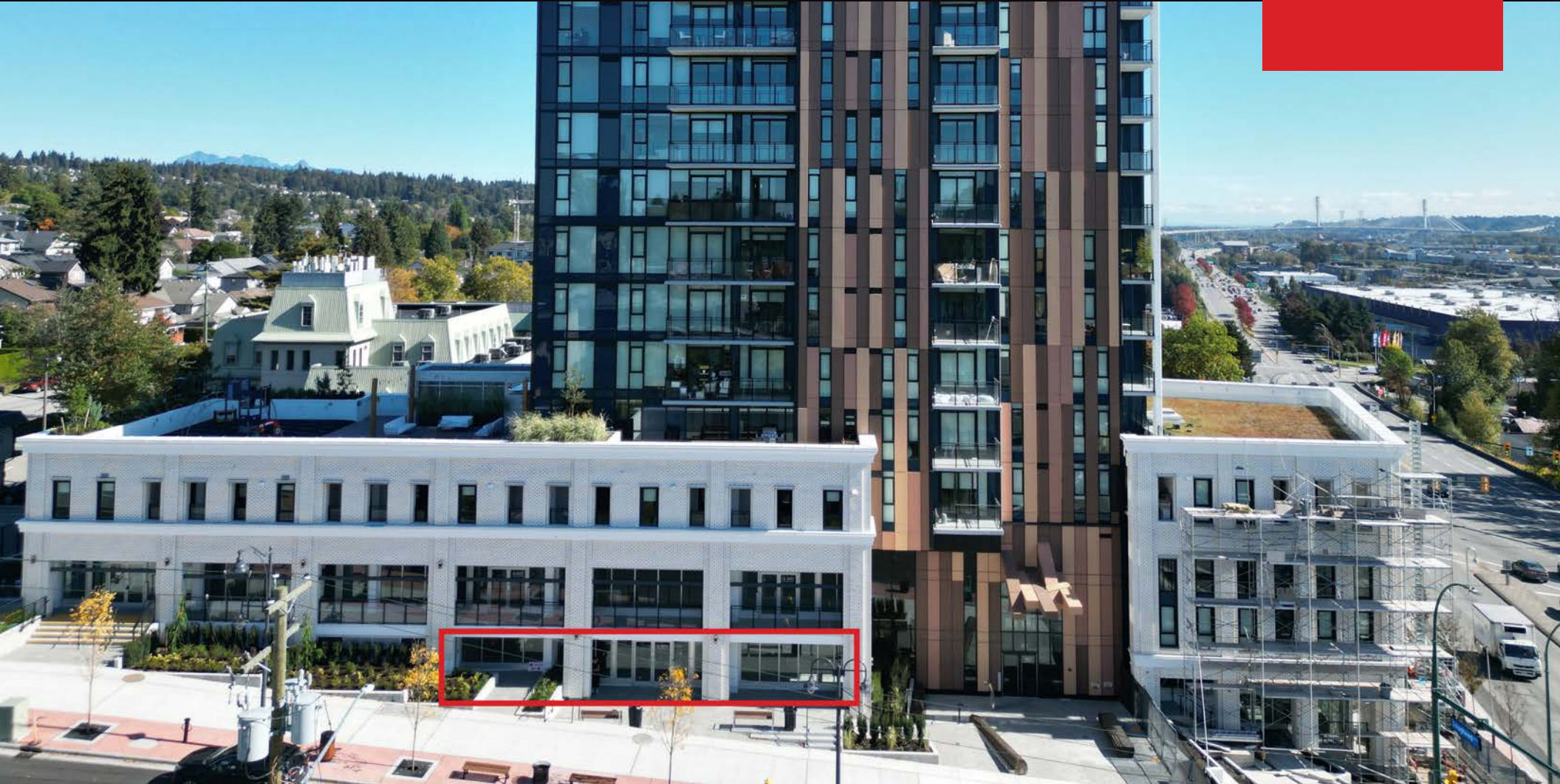


2 - 901 LOUGHEED HIGHWAY, COQUITLAM
NEW PREMIUM RETAIL AT LOMA

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NATHAN ARMOUR
PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
604.545.0636



901 Lougheed Highway



Brand New Construction Completed 2023



Prominent Location



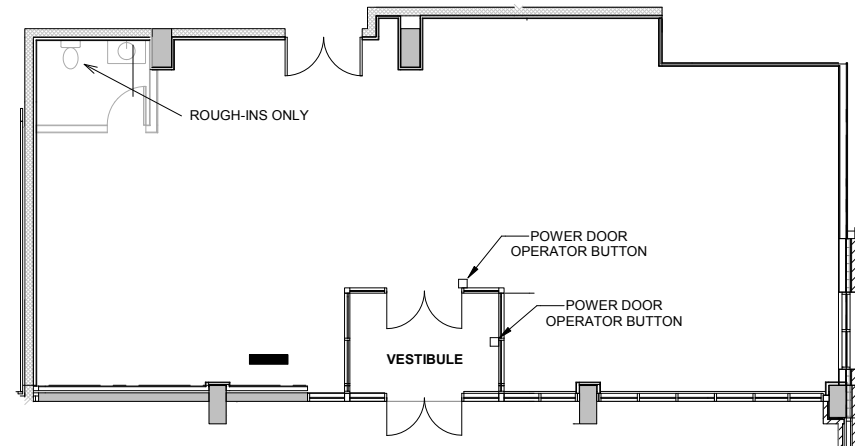
Street Front Retail



Investment or Owner Occupier Opportunity

OVERVIEW

Exceptional opportunity to purchase a newly constructed retail unit, strategically located at the northwest intersection of Lougheed Highway and Blue Mountain Road. This prime unit is situated at street level offering an abundance of natural light and prominent exposure to high vehicle traffic throughout the day. This unit is delivered in a shell state, under a CD-13 zoning, and equipped with 200 amp 3-phase electrical service, making it beneficial for various business types, such as medical services, restaurants, retail sales/rentals, and offices.



Size ± 1,762 SQFT

Parking 22 Visitor Stalls

Zoning CD-13

Strata Fees \$1,221

PID 032-037-635

Legal Description STRATA LOT 2 DISTRICT LOT 16
GROUP 1 NEW WESTMINSTER
DISTRICT STRATA PLAN EPS8361

Price \$2,150,000.00

The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



LOCATION

This property is situated along Lougheed Highway, a major arterial road in Coquitlam that provides crucial transportation links to key roadways including Highway 1, Highway 17, and the Golden Ears Bridge. The highway is an essential route for both commuters and freight transportation as the road connects to the Greater Vancouver Area, encompassing locations such as New Westminister, Burnaby, Surrey, and Vancouver. Along its route, the highway is lined with a wide range of businesses that include shopping centers, restaurants, car dealerships, and various services. Over the years, the area around Lougheed Highway has seen significant development and redevelopment, contributing to the growth and vitality of the region.

FOR MORE INFORMATION CONTACT

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