

FOR SALE



1985 Pitt River Road

604-817-7338

info@donmunrorealestate.com

www.donmunrorealestate.com



Don Munro Personal
Real Estate Corporation





Legal: LOT 57 DISTRICT LOT 255 GROUP 1
NEW WESTMINSTER DISTRICT PLAN
31878

PID: 006-706-681

Taxes: \$13,691.30 (2024)

Lot Size: 7,956 Sq. Ft.

Improvement: +/-3,036 Sq. Ft.

Size: 4 Bedrooms & 2 Bathrooms

Zoning: NC (Neighbourhood Commercial)

PRICE: \$3,188,000.00



\$2,600 per month for residential second floor – until April 2025
\$4,400 per month for commercial first floor – another 2-1/2 years



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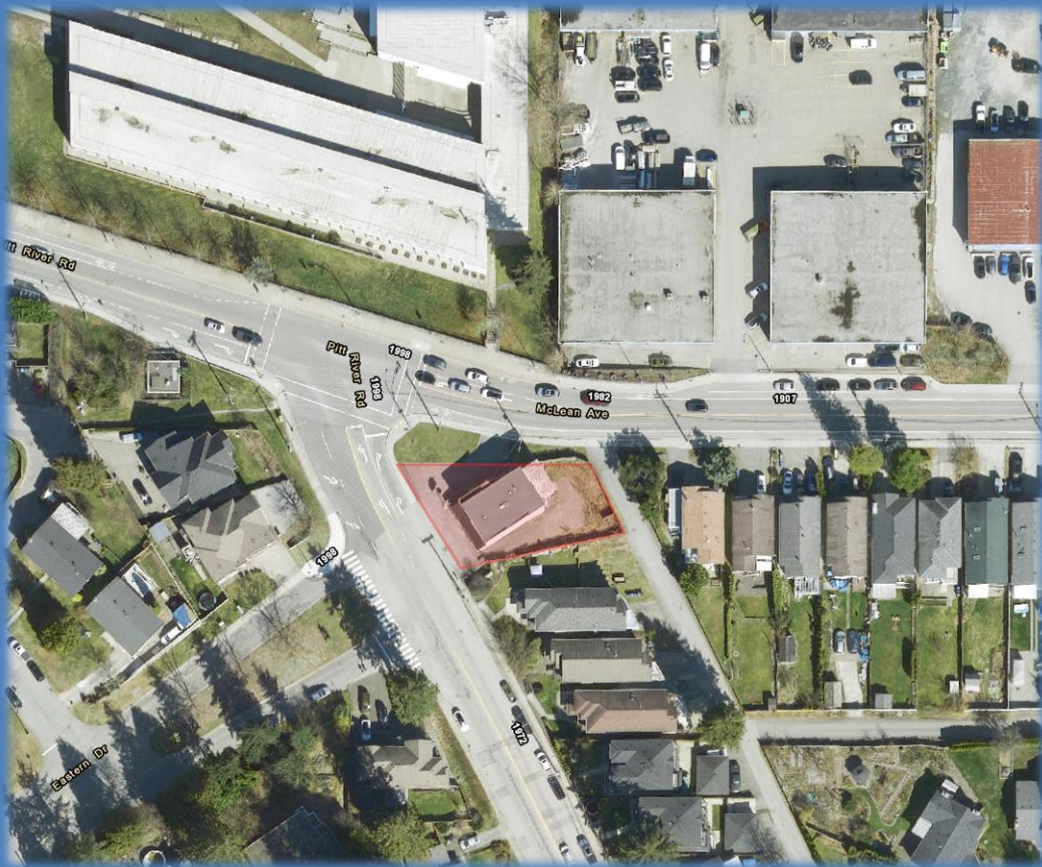
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RARELY AVAILABLE...Mixed use commercial/residential in Port Coquitlam. Unique opportunity and a perfect investment property as both Commercial area and Residential area are rented out. This corner lot with a back lane is the perfect location in the center of it all. Residence features four bedrooms, 2 bathroom with a private deck

About Port Coquitlam

Port Coquitlam is one of 21 municipalities comprising Metro Vancouver. Located 27 km (17 mi) east of Vancouver, it is on the north bank of the confluence of the Fraser River and the Pitt River. Coquitlam borders it to the north and west. Pitt Meadows lies across the Pitt River from it. Port Coquitlam is bisected by Lougheed Highway and the Canadian Pacific Kansas City railway. Port Coquitlam is often referred to as "PoCo". Port Coquitlam has a population of around 61,498.

Port Coquitlam is known for being a perfect place to raise a growing family. Along with a close-knit community, Port Coquitlam also has an abundance of good schools, parks, and free family-friendly amenities such as a library, skate park, spray park, festivals, and much more.

The city of Port Coquitlam that we all recognize today was born from a dream to be a great industrial city, with a port on the Fraser River and a Canadian Pacific Railway station linking the new city to the rest of Canada. Unfortunately the port was not possible, but the railways station and the small farming and logging community that grew around it called Westminster Junction, made it possible for Port Coquitlam to become the city "where rivers meets rails".



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Trans Canada Highway

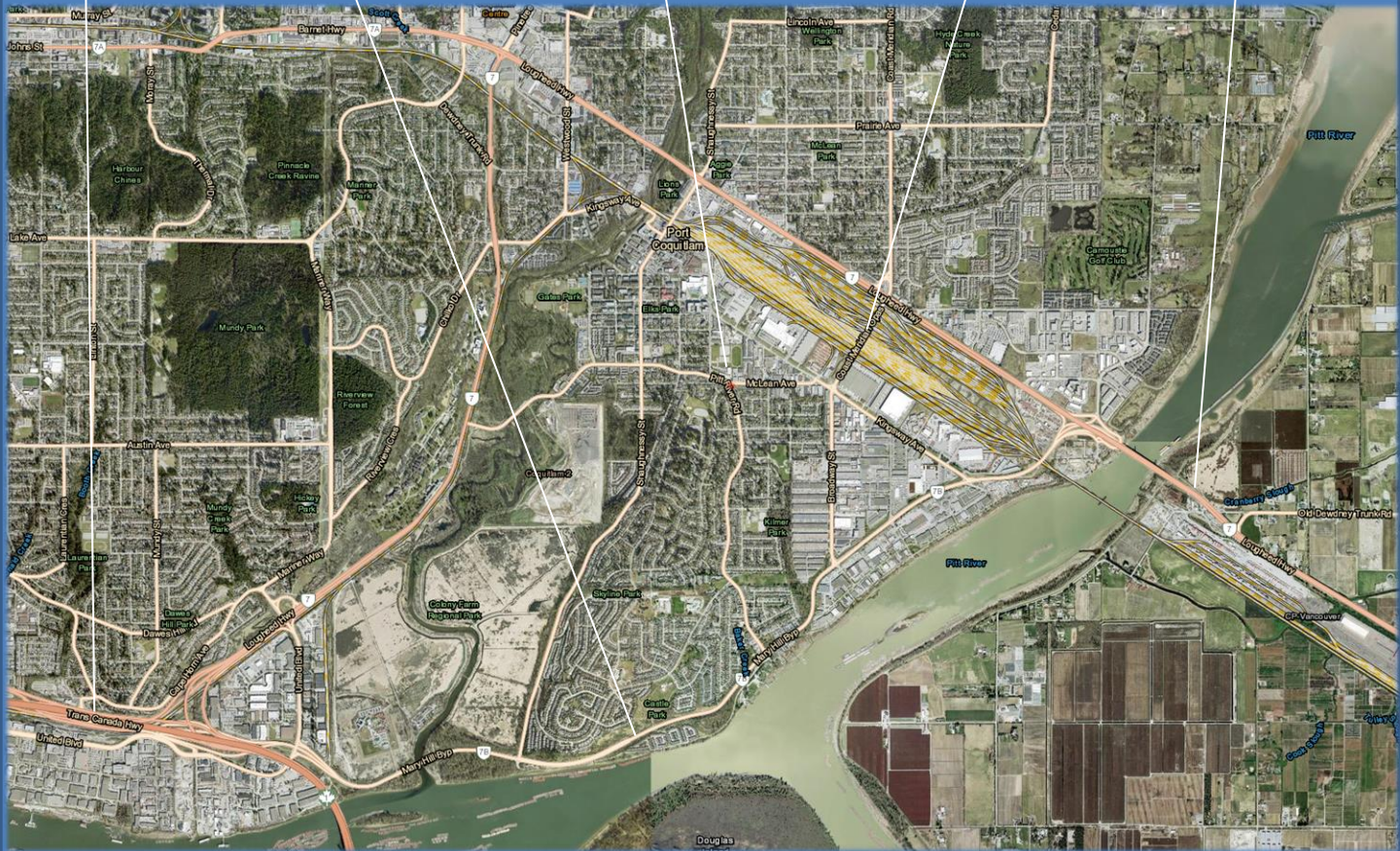
Mary Hill Bypass

Subject Property



Coast Meridian Overpass

Lougheed Highway



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