



For Sale

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3023 3029 Wellington Street, Port Coquitlam



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## COMMENTS

GREAT Investment OPPORTUNITY in Port Coquitlam! This FOURPLEX Sits on a 10,581.90 Square Foot CORNER Lot. Currently Zoned as RTH-3 TOWNHOME Zoning, SUPERB Development Potential Allowing You to Build 5 TOWNHOMES, with Gross Income Over \$75,000 per year. Featuring 4-2 bedroom SUITES, Fully Tenanted, Separate Metres, Coin Laundry and Tenants Pay all Utilities. PRIME Location, Close to Schools, Parks, Shopping and MORE. CALL today for an INFORMATION PACKAGE.

## SALIENT INFORMATION

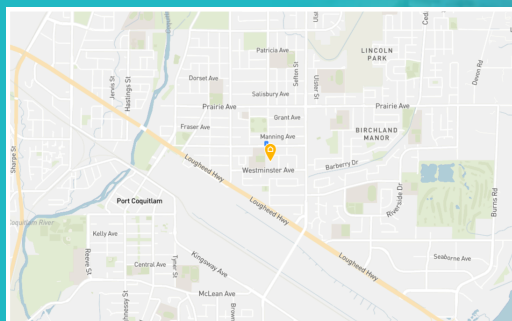
LOT SIZE: 10,582 Square Feet (Corner)  
121.20 X 88.47 Feet with Lane Access

PARKING: 6 Parking Spaces (Open)

AGE: Built in 1950

## BUILDING ZIZE

3,160 Square Feet  
(Each Suite is Approximate 750 s.f. plus Laundry Area)





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## INCOME

Suite 3023: \$19,800 Per Year - \$1,650 Per Month  
Suite 3025: \$18,000 Per Year - \$1,500 Per Month  
Suite 3027: \$16,800 Per Year - \$1,400 Per Month  
Suite 3029: \$20,400 Per Year - \$1,700 Per Month  
Coin Laundry \$800 per year

TOTAL INCOME: \$75,800

## EXPENSES:

City of Port Coquitlam Utilities: \$4,640  
Property taxes (2025): \$8,541

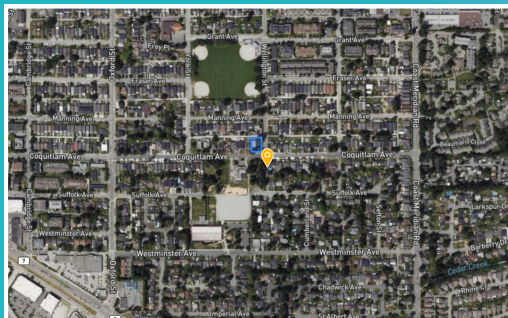
## LEGAL DESCRIPTION

LOT 29, BLOCK E, PLAN NWP15391, DISTRICT  
LOT 466, GROUP 1, NEW WESTMINSTER LAND  
DISTRICT

P.I.D. 005-698-162

ZONING: RTH3\* (Detailed information Available Upon Request)

PRICE: \$2,098,000.00









# INVESTMENT/DEVELOPMENT POTENTIAL IN PORT COQUITLAM



**PIETRO NARDONE**  
PERSONAL REAL ESTATE  
CORPORATION  
604-767-0490  
pietro@homesinbc.com



SUTTON GROUP  
**West Coast Realty**

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