



**FOR LEASE**

**Retail**

# Unit 107 - 1001 Austin Ave, Coquitlam, BC

For more information, please contact:

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\*personal real estate corporation

This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, We assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

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## DETAILS:

PREMISE SIZE:	1,025 SF
BASE RENT:	\$45.00 PER SF
ADDITIONAL RENT:	\$18.50 PER SF
ZONING:	C2 - General Commercial (see attached for permitted uses)
AVAILABILITY:	With 2 months notice

## LOCATION:

Crestview Plaza. Extremely convenient location. Close to all routes. Exposure on busy Austin Ave. Over 20,000 daily car traffic on Austin Ave and over 17,000 daily car traffic on Blue Mountain St. Easy access parking right in front and back. Ideal for professional and medical usage.

## PROPERTY DESCRIPTION:

Current use is a dental clinic. Well maintained property improved with reception area, waiting area, 2 office rooms, 3 clinic rooms, accessible washrooms, and mechanical room. Extensive roughed in plumbing and electrical to suit a dental clinic. (equipments are not included)

Perfect for other dental clinic and any other clinic usage.

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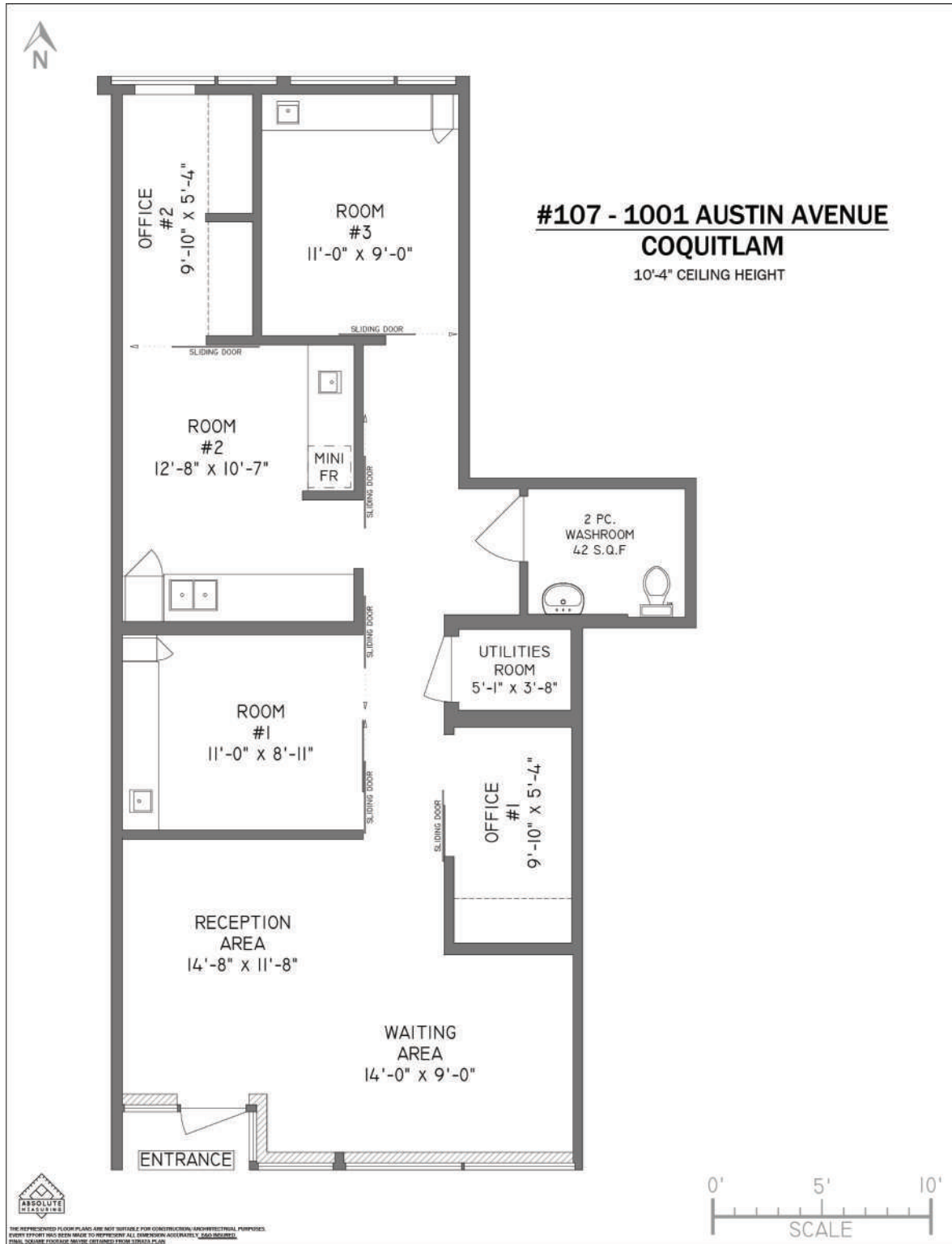


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## PART 15 COMMERCIAL ZONES

### 1502 C-2 General Commercial

#### (1) Intent

This zone provides for a wide range of general *commercial uses* including offices, entertainment and *tourist accommodation* facilities at medium *density*, and includes both small shopping plazas and larger neighbourhood shopping facilities. Provision is made for limited *apartment use*.

#### (2) Permitted Uses

The following *uses* and no others are permitted in this zone:

- (a) *Apartment*
- (b) *Assembly*, limited to child-minding services
- (c) *Assembly Child care*
- (d) *Child care*
- (e) *Commercial*, limited to:
  - (i) *beverage container return centre*
  - (ii) *business and household service*
  - (iii) *commercial recreation*
  - (iv) *commercial school*
  - (v) *convenience retail*
  - (vi) *entertainment facility*
  - (vii) *grocery store*
  - (viii) *grocery store with wine on the shelf*
  - (ix) *liquor manufacturing*
  - (x) *liquor primary establishment*
  - (xi) *liquor store, accessory liquor store, and wine store*
  - (xii) *office*
  - (xiii) *personal service*
  - (xiv) *pet care service*
  - (xv) *restaurant*
  - (xvi) *retail – general*
  - (xvii) *retail – personal goods*
  - (xviii) *tourist accommodation*

## 1502 C-2 General Commercial

(f) *Non-accessory off-street parking*

(g) *Public service*

*Accessory uses*, limited to:

(a) *accessory home occupation*

(b) *accessory retail*, limited to *liquor manufacturing*

(c) *accessory street vending*

### (3) Conditions of Use

(a) An *apartment use* is only permitted if all *off-street parking* for the *use* is *concealed parking*.

(b) A *public service use* is only permitted if there is no storefront.

(c) A *tourist accommodation use* is not permitted on a *lot* having an area less than 1390 m<sup>2</sup>.

### (4) Lot Size

Not applicable in this zone.

### (5) Density

(a) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.05 times the *lot area*.

(b) An *apartment use* must not occupy more than 50% of the total *gross floor area* on a *lot*.

### (6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 70%.

**1502 C-2 General Commercial**

**(7) Setbacks**

(a) *Buildings and structures* for the *uses* set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>
All <i>buildings and structures</i>	4.5	3.0	7.6	1.2

(b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

**(8) Location of Uses**

- (a) A *tourist accommodation* is limited to *sleeping units* located above the first *storey* of a *building*.
- (b) An *apartment use*:
  - (i) must be located above the first *storey* of a *building*;
  - (ii) must be located above all *storeys* used in that *building* for a permitted *commercial use*.

**(9) Height**

*Buildings and structures* must not exceed a *height* of 7.6 metres.

**(10) Building Size**

Not applicable in this zone.

**(11) Other Regulations**

- (a) Where an *off-street parking use* is located adjacent to a *street*, the *parking use* must be bounded by a landscaped area not less than 0.6 metres in width.
- (b) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.

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