



FOR SALE

101/103 - 511 Clarke Road
Coquitlam



For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor ®
E wayne@tullisrealty.com
W tullisrealty.com



ES & O.E. 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 advise, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

FOR SALE

Executive Summary

OPPORTUNITY:

Position your business in one of Metro Vancouver's fastest-growing and most dynamic urban communities. Located at 511 Clarke Road, this highly accessible commercial property offers unparalleled connectivity, situated just steps from the Burquitlam SkyTrain Station on the Millennium Line, providing seamless access throughout Coquitlam, Burnaby, Vancouver, and the broader Lower Mainland.

Strategically positioned along Clarke Road, the property benefits from outstanding exposure and convenience within the thriving Burquitlam neighbourhood—a rapidly evolving mixed-use community experiencing significant residential and commercial growth. The surrounding area is home to a growing population base, numerous high-rise residential developments, retail amenities, restaurants, professional services, and educational institutions, creating a strong foundation for business success.

DETAILS:

Area	Unit 101 (SL1)	2,731 sf
	Unit 103 (SL 2)	735 sf
	Total Area	3,466 sf*
	Plus covered Patio: 894sf (LCP SL1)	
	* Two Strata Lots can be demised to create smaller area	
Legal Description	Strata Lot 1 & 2 District Lot 7 Group 1 NWD Plan EPS6119	
PID	030-910-323 (SL 1) & 030-910-331 (SL2)	
Property Tax	\$ 61,802.41 (2026)	
Strata Fee	\$ 3,057.48 per month	
Parking	9 Underground stalls	
Zoning	C-7	
Possession	Vacant Possession November 30, 2026	
ASKING PRICE	\$ 5,288,000.00	

* Note - Units can be demised to create smaller floor area

LOCATION HIGHLIGHTS:

- Steps from Burquitlam SkyTrain Station
- Direct transit access to Vancouver, Burnaby, New Westminster, and Coquitlam City Centre
- Immediate access to Lougheed Highway and Highway 1
- Centrally located within a rapidly growing residential and commercial hub
- Surrounded by established retailers, restaurants, professional services, and community amenities
- Excellent visibility and accessibility along Clarke Road
- Positioned within one of Metro Vancouver's most active growth corridors
- Approximately 18,000 to 25,000 vehicles passing per day.

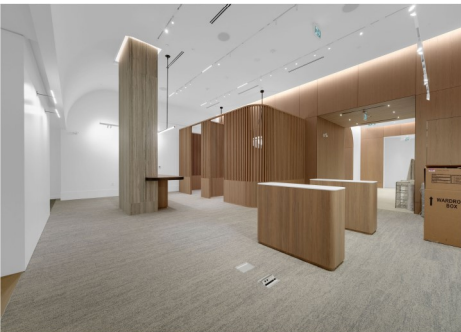
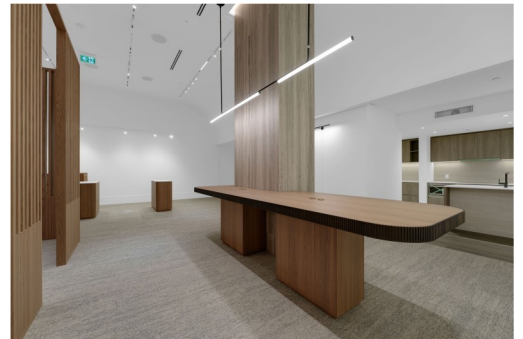
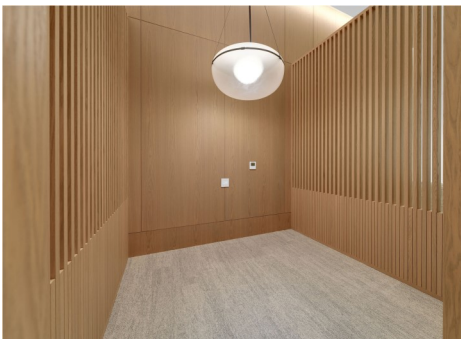
For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor®
E wayne@tullisrealty.com
W tullisrealty.com



FOR SALE



For more information, please contact

Derek Tullis 604.831.7140

Personal Real Estate Corporation

E derek@tullisrealty.com

W tullisrealty.com

Wayne Tullis 604.868.5388

Realtor®

E wayne@tullisrealty.com

W tullisrealty.com



E&O.E. 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 advise, make this submission to prior sale or lease, change in price or terms, and withdraw without notice.

