


**ACTIVE**  
C8043008

**925 3025 SW LOUGHEED HIGHWAY**  
Central Coquitlam  
Coquitlam  
V3B 6S2

**For Sale**  
**Business**

For Sale Price: **\$1,300,000**

Additional Property Types:  
**Business, Retail**

Listing Map: 

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **C-2** Gross Prop Tax: Tax Yr: Sale Type: **Share**  
P.I.D.#: **003-918-823** Building/Complex Name:

**Established Dental Clinic - Must Be Licensed Dentist - Four operatory general dental practice, anchored by a national grocery store (Opening 2022), drug store plus many national retailers. The practice has four fully equipped operatories, sterilization area, lab, doctor's office, staff room, one private internal washroom, reception, waiting area, plus washer and dryer. Main floor retail exposure within abundant parking. Long term lease in place to continue growing the practice. PLEASE DO NOT DISTURB THE OWNER OR STAFF - Contact Listing Agent for Tours and Questions.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **1,050** Space Avail for Lse:  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Main Resid. Sq.Ft: Retail Area Sq. Ft:  
Land Size Acres: **0.00** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Min. Divisible Space:  
Subj Prop Width ft.: Max. Contig. Space:  
Subj Prop Depth ft.:

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months: **10 years**  
Is a Sub-lease?: **No**  
Strata Fees/Month:  
Seller's Int.: **Registered Owner**  
Int. In Land: **Other**  
Occupancy: **Owner**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: # of Docks  
# of Storeys: # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: Clear Ceiling Ht (ft):  
Year Built: Class of Space:  
Building Type: **Shopping Centre, Street-Level Storefront, Strip Mall**  
Construction Type:  
Potential to Redevelop? Comments:  
Environ. Assess.Done? **No** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
**Healthcare Sales/Services/Supplies**  
Minor Business Type:  
**Health Sales, Services & Supplies**  
Business Name (d.b.a.):  
**Ponderosa Family Dental**  
Bus. Oper. Since (yr):  
Confidentiality Reqd: **Yes**  
Major Use Description:

**LISTING FIRM(S):**

- 1. Kerritina Real Estate
- 2.
- 3.

**PRESENTED BY:**

**Jason Jackson PREC\* - CONTC: 604-363-5258**  
**Kerritina Real Estate**  
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