

**NAI APARTMENTS**

**NAI**Commercial



**FOR SALE**

## 33-Unit Apartment Building in Coquitlam

801 GATENSbury STREET, COQUITLAM, BC

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\*Personal Real Estate Corporation





## Property Overview

Exceptional opportunity to acquire a three-storey, 33-unit apartment building in a desirable area of Coquitlam located on the corner of Como Lake Ave and Gatensbury Street. Como Lake Manor is well positioned near the rapidly growing Burquitlam community.

Excellent suite mix consisting of 11 two-bedroom suites and 22 one-bedroom suites. Constructed in 1972, this well-maintained building offers secured underground parking (57 stalls), tenant storage lockers, a washer/dryer on every floor, an elevator, and balconies in all suites.

The offering presents an opportunity for investors to acquire a 100% occupied building with an additional secure source of income.

## Summarized Rent Roll

### Average Rents:

1-Bedroom	\$1,480/month
2-Bedroom	\$1,689/month

### Stabilized Income & Expenses:

Total Annual Income	\$760,816
Total Operating Expenses	\$202,308
Net Operating Income	\$558,508

 **Request access to the data room for rent roll**

## Investment Highlights/Building Upgrades



### Recently Fully Renovated Units

new quartz countertops, faucets, dishwashers, stoves, and laminate flooring



### Building Upgrades

- Copper piping replacement (1997)
- Torch on roof (2009)
- IBC boiler and hot water tank (2019)
- Majority window replacements



### Large Corner Lot

23,557 SF (151' x 156')



### Coveted Location

close to schools, parks and lakes



### Transit Friendly

across from bus routes to SkyTrains





## Property Details

Legal  
Description:

Lot 1 Plan NWP6352  
District Lot 369 Land  
District 36 Except  
Plan 21488

PID:

011-190-515

Lot Size:

23,557 SF

Zoning:

RM-2

Year Built:

1972

Property Taxes  
(2024):

\$31,174

Suite Mix:

1-Bedroom	22
2-Bedroom	11
<b>Total</b>	<b>33</b>

Financing:

Treat as clear title

Cap Rate:

5%

Price:

\$10,978,000

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