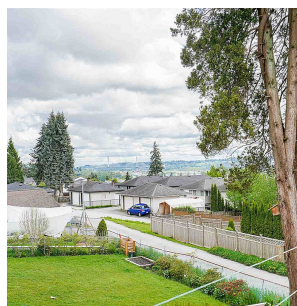
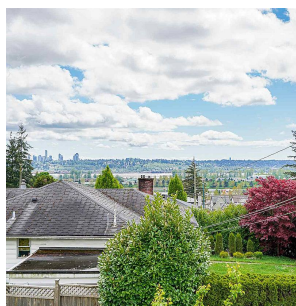


946 Quadling Avenue, Coquitlam

\$1,350,000



PRIME BUILDER/INVESTOR

OPPORTUNITY!! Prime location in Miallardville, West Coquitlam. CORNER 6,048sq ft lot RT-1 ZONED lot with a LANE on QUIET street with VIEWS of Fraser River views from your private SOUTH FACING Backyard. No need to rezone: RT-1 lot allows for lots of development options: Sub-divide into 2 lots & build 2 brand new homes w secondary suite/backyard suite, OR build duplex, triplex, or fourplex! Call the city to confirm. DESIRABLE LOCATION mins to schools, transit, skytrain, shopping & easy access to Hwy. Current home is 2 storey w/ bsmt- main part of house has 3 bed/1 bath/kitchen; separate side suite with own entry +1 bed and den/1 bath/ kitchen. This family home has been kept in great condition and is owner occupied. Perfect income generator while finalizing plans or hold

KEY INFORMATION

MLS® R2595458

Residential Detached

Maillardville

4 Bedrooms

2 Bathrooms

2,156 SF

6,048 SF Lot

FEATURES

Year Built: 1957

Views: Unobstructed water and city

Listed By: Sutton Group-West Coast Realty

rennie