

1987 Cape Horn Avenue, Coquitlam

\$1,574,888



AVAILABLE!! This Almost 2,700 Sq Ft 5 Bedroom 3 FULL Bathroom Home is the BEST BUY IN COQUITLAM. 2 Bedroom Rental Suite Below. Currently tenanted for \$4,550/Month + 100% Utilities. \$2,800/Month Upstairs + 70% Utilities & \$1,750 Month Downstairs + 30% Utilities. Seize the opportunity with upcoming SSMUH policies in June, allowing for potential multiplex. Prime location near all school levels. Starting June 30, 2024, Provincial legislation permits more 3-4 units. Buyers must confirm details with the city. BC's SSMUH regulations may also enable further development, given proximity to transit. Super convenient & central Cape Horn area gives you direct access to Highway. Lots of schools, parks & amenities near by. This house has amazing potential & killer views overlooking the Fraser River.

KEY INFORMATION

MLS® R2945591

Residential Detached

Cape Horn

5 Bedrooms

3 Bathrooms

2,651 SF

7,560 SF Lot

FEATURES

Year Built: 1974

Views: City View

Listed By: RE/MAX City Realty



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