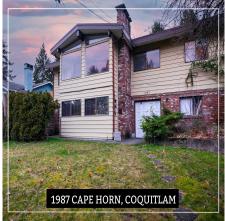
## 1987 Cape Horn Avenue, Coquitlam

\$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

## rennie