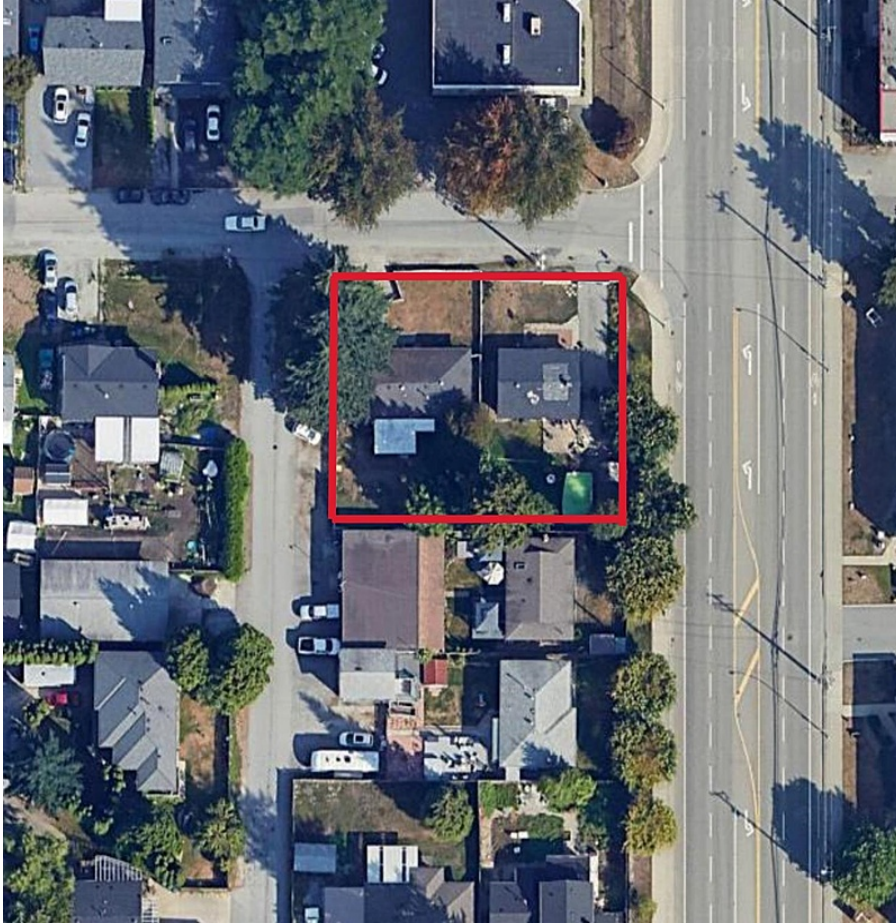


1726 Morgan Avenue, Port Coquitlam

\$2,788,000



Rare opportunity to acquire two corner properties giving you an end cap lot totalling 13,000 sqft, 100' x 130' in the heart of Port Coquitlam's Mary Hill Industrial Park! RS3 and Option for M3 zoning Light Industrial, offering incredible potential to purpose-build your own 7,800 sqft Warehouse (plans available), or build 2 duplexes with suites (8 units total) (Plans available). Located at the prominent corner of Morgan & Broadway, this high-visibility site is ideal for maximizing exposure an drive-by traffic. The existing homes provide excellent rental income options while you finalize plans and permits, making this a great opportunity for investors or developers.

KEY INFORMATION

MLS® R2957734

Residential Detached

Lower Mary Hill

3 Bedrooms

1 Bathroom

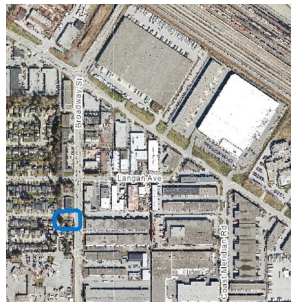
1,391 SF

13,000 SF Lot

FEATURES

Year Built: 1958

Listed By: RE/MAX Sabre Realty Group



rennie