

# SIDNEY HUI

Georgia Pacific Realty Corp.

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Your Vancouver House and Townhouse Expert



## Start Your Own Business With Minimal Investment

**C\$22,000** - ID: 1631 - Coquitlam - Commercial

Finished Floor Area	1,111 sq ft
Parking	Ample street parking and customer parking at rear

Rare opportunity to start your own business with a minimal investment. This picture framing and photographic studio is situated in a neighborhood retail location at Austin and

Nelson. Just across the street of the subject business, a large scale residential development of around 350 units is being built and it includes a new Safeway store. Fantastic business potential in the near future. A truly revenue generating business, the business occupies a leased space of 1,111 sq. ft. including a large picture and retail display area at the front, photographic studio in the center, service counter and spacious back of the house workshop. Lease term of 2 years remaining plus an option to renew for a 5-year term. Business license in place. North facing store front with a lot of street parking and ample visitor parking at the back. Asking price includes service counter, furniture, picture framing tools and equipment (desktop computer not included). Current lease term until June 2021.

### Sidney Hui

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