



**FOR SALE**

UNIT 309

**2071 KINGSWAY AVENUE**

PORT COQUITLAM, BC

**KINGSWAY CORPORATE CENTRE**  
2,605 SF INDUSTRIAL UNIT WITH HIGH EXPOSURE

**PRICE REDUCED**



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PORT COQUITLAM, BC

### LOCATION

This high quality complex is located on the high visibility corner of Kingsway Avenue across from the Port Coquitlam Community Centre. This location is within walking distance of all the amenities of Downtown Port Coquitlam and offers easy access to the Lougheed Highway and the Mary Hill ByPass. Located immediately to the north of the complex is the Port Coquitlam WestCoast Express Station and the nearest bus stop.

### LEGAL DESCRIPTION

Strata Lot 27, District Lot 463, Group 1, New Westminster District  
Strata Plan LMS3723 (PID: 024-654-060)

### ZONING

CD20 zoning has light industrial guidelines allows for a wide variety of industrial uses and further to some office uses. Accessory retail uses are permitted.

### PROPERTY FEATURES

- Concrete tilt-up construction (2002)
- Gated complex, code access after hours
- High profile corporate presence
- Ample natural light to office & warehouse areas
- Fully sprinklered
- Security bars & alarm system
- Fully air-conditioned second floor office
- Approximately 21' ceilings in the warehouse
- Dropped t-bar ceiling & fluorescent lighting in office & showroom areas
- Radiant tube warehouse heating
- 100A, 120/208V, 3-phase electrical service (purchase to verify)
- Two (2) washrooms
- Four (4) designated parking stalls plus visitor stalls throughout the complex
- One (1) rear 10' x 10' grade loading door

### AVAILABLE AREA

Main Floor Showroom	587 SF
Warehouse	1,218 SF
<b>Main Floor Area</b>	<b>1,805 SF</b>
Second Floor Office	800 SF
<b>Total Available Area</b>	<b>2,605 SF</b>

### ASKING SALE PRICE

\$1,535,000 (±589 psf)

### PROPERTY TAXES (2022)

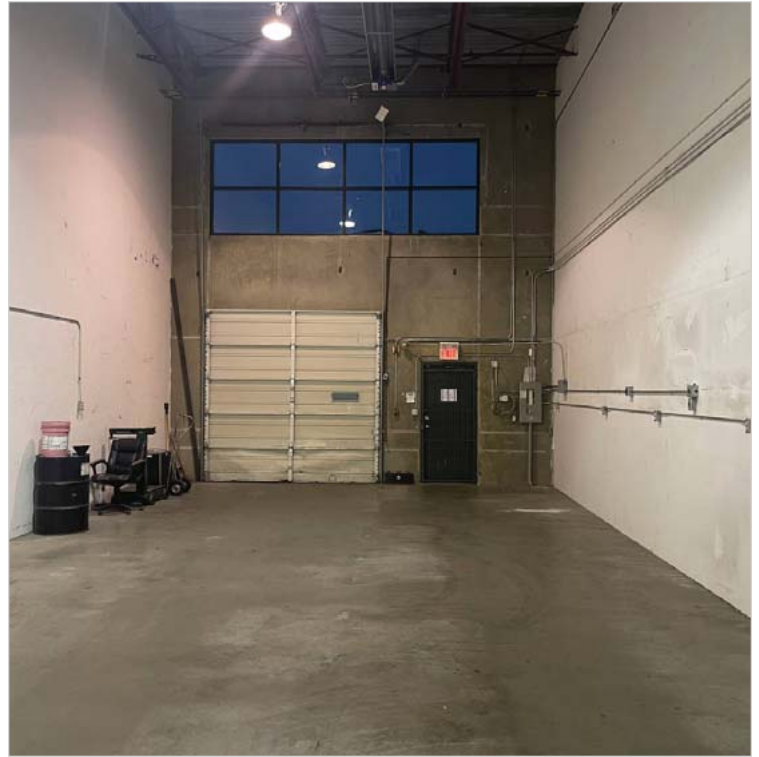
\$10,695.76

### STRATA FEES

\$372.46 per month, plus GST

### AVAILABILITY

Immediate



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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