



Kevin Volz

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@ca.cushwake.com

Rick Eastman

Personal Real Estate Corporation Executive Vice President, Industrial +1 604 640 5863 rick.eastman@ca.cushwake.com

FOR SALE UNIT 411 1952 KINGSWAY AVENUE PORT COQUITLAM, BC



LOCATION

The building is located on the south side of Kingsway Avenue and offers easy access to both the Lougheed Highway, the Coast Meridian Overpass, Mary Hill By-Pass and Trans Canada Highway.

ZONING

M-1 (General Industrial) zoning allows a variety of different uses including manufacturing, processing, assembly and distribution.

PROPERTY FEATURES

- Concrete tilt-up construction (approximately 1990)
- One (1) approximately 9'11" x 11'10" front grade loading door
- Epoxy-coated concrete warehouse floor
- · Electric baseboard heating
- 600 Volts, 60 Amps 3-phase electrical service (purchaser to verify)
- Two (2) 2-pc washrooms
- · Private offices on the mezzanine floor
- · Fluorescent lighting
- Alarm system
- Security bars

AVAILABLE AREA

Warehouse 936 SF

Mezzanine Office

Total Available Area 1,737 SF

PROPERTY TAXES (2024)

\$8,998.04

STRATA FEES

Approximately \$262.84 per month, plus GST

SALE PRICE

NOW \$880,000 (\$506.62 PSF)

AVAILABILITY

Immediate







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801 SF

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