

FOR SALE

UNIT 411

1952 KINGSWAY AVENUE

PORT COQUITLAM, BC



CUSHMAN &
WAKEFIELD

1,737 SF INDUSTRIAL UNIT
PRICE REDUCTION - \$880,000



Kevin Volz

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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	801 SF
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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