CUSHMAN & WAKEFIELD

FOR SALE UNIT 102 1875 BROADWAY STREET PORT COQUITLAM, BC

PROTEC

HIGH EXPOSURE SMALL BAY WAREHOUSE UNIT

2,287 SF AVAILABLE



Kevin Volz Personal Real Estate Corporation Vice President, Industrial 604 640 5851 kevin.volz@cushwake.com **Rick Eastman** Personal Real Estate Corporation Executive Vice President, Industrial 604 640 5863 rick.eastman@cushwake.com

Fence Railing Gate 778-840-4 334

CUSHMAN & WAKEFIELD

FOR SALE **UNIT 102 1875 BROADWAY STREET** PORT COQUITLAM, BC

LOCATION

The building is located on the northwest corner of Langan Avenue and Broadway Street within the Mary Hill industrial area. Easy access is granted to the TransCanada Highway via the Mary Hill ByPass to the west, as well as points north and east via the Coast Meridian Overpass and Lougheed Highway.

ZONING

M-3 (Clean Industrial) permits a wide range of industrial uses plus accessory retail sales.

PROPERTY FEATURES

- Small front office and mezzanine
- Broadway Street exposure
- Approximately 17' 9" ceiling in warehouse
- 10' x 14' front grade loading door (new door to be installed)
- 3-phase electrical service
- Handicap-accessible 2-pc washroom
- Fluorescent lighting
- Forced-air gas warehouse heating
- · Baseboard heating in office
- Ample parking provided

AVAILABLE AREA

Main Floor	1,731 sf
Mezzanine	556 sf
Total Area	2,287 sf

PROPERTY TAXES (2023)

\$9,672.25

SALE PRICE

\$1,425,000

AVAILABILITY

Immediately

COMMENTS

Rarely available high exposure warehouse unit with small front office. Unit to receive new insulated loading door.



Kevin Volz

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

Rick Eastman

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

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.