



FOR SALE
UNIT 2270 - 853 SEABORNE AVENUE
 PORT COQUITLAM, BC

SECOND FLOOR LIGHT INDUSTRIAL/OFFICE UNIT



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ZONING

M-3 Clean Industrial

Ideal for engineer/architect/surveyor and other office uses, as well as fitness and other indoor recreational uses. Smaller light industrial storage/assembly uses combined with office are also permitted.

AVAILABLE AREA

Second Floor Light Industrial/Office Area: 1,532 SF

UNIT FEATURES

- Fully air-conditioned
- Vinyl plank flooring throughout
- Mix of open concept and T-bar ceilings
- Extensive cabinetry, including kitchenette
- One (1) washroom including shower
- Energy efficient fluorescent lighting
- Corner unit with an abundance of natural light
- Skylight
- Opening windows
- Modern complex with professional landscaping
- Three (3) reserved parking stalls
- Close proximity to extensive retail amenities at Fremont Village

PROPERTY TAXES

\$8,343.03 (2023)

STRATA FEE

\$291.62 per month

ASSESSED VALUE

\$972,000 (2024)

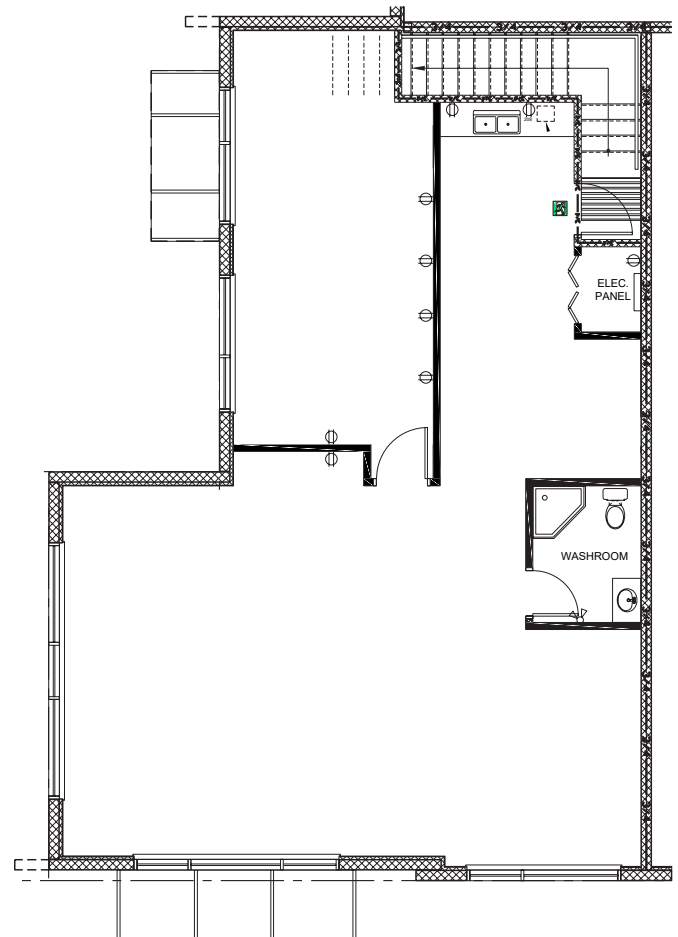
SALE PRICE

\$899,900

COMMENTS

Vacant possession available for this nicely finished, air-conditioned, modern 2nd floor office and storage unit behind Fremont Village Shopping Centre in Port Coquitlam. Exceptional value well below Assessed Value at only \$587 PSF

FLOOR PLAN



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