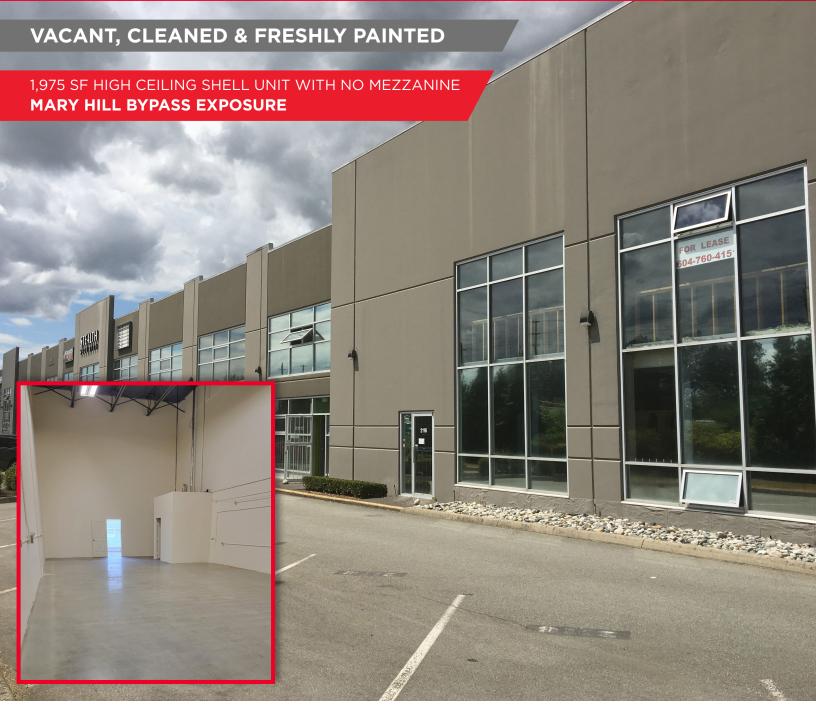
CUSHMAN & WAKEFIELD

FOR SALE UNIT 2114 1225 KINGSWAY AVENUE PORT COQUITLAM, BC



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 Suite 700 - 700 West Georgia Street PO Box 10023, Pacific Centre Vancouver, BC V7Y 1A1 +1 604 683 3111 +1 877 788 3111 **cushmanwakefield.com**

©2024 Cushman & Wakefield. 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.

CUSHMAN & WAKEFIELD

FOR SALE UNIT 2114 1225 KINGSWAY AVENUE PORT COQUITLAM, BC

LOCATION

The unit is located at the east end of Kingsway Avenue, adjacent to the Mary Hill ByPass. There is easy access to nearby major arterial routes including the Mary Hill ByPass, Lougheed Highway, Coast Meridian Overpass and the Pitt River Bridge. Fremont Village Shopping Centre is just 5 minutes away.

ZONING

M-2 (Heavy Industrial) zoning allows for a wide variety of industrial uses. A copy of the zoning bylaws and strata bylaws are available for review

LEGAL DESCRIPTION

Strata Lot 8, Section 17 and 18, Block 6 North, Range 1 East, New Westminster District, Strata Plan BCS1753 (PID:026-620-120)

AVAILABLE AREA

1,975 SF of main floor space that is predominantly warehouse with a small high ceiling office/showroom at the front.

ASKING PRICE

\$1,395,000

STRATA FEES

\$539.93 per month, plus GST



BUILDING FEATURES

- Concrete tilt-up construction (2005)
- High visibility along the Mary Hill ByPass
- Fully sprinklered
- Three (3) designated parking spaces
- Approximately 21' clear ceilings
- 208V / 100A, 3-phase electrical service (purchaser to verify)
- Large window frontage
- One (1) 10' x 12' rear grade loading door
- One (1) 2-pc washroom
- Energy efficient fluorescent lighting
- Ceiling fans
- Radiant tube warehouse heating

PROPERTY TAXES (2023)

\$12,065.90

AVAILABILITY

Immediate, Vacant Possession

COMMENTS

Potential to add approx. 850 SF custom built brand new mezzanine office at approx \$200 PSF, resulting in new quality unit at overall value in the mid-\$500 PSF range



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 Suite 700 - 700 West Georgia Street PO Box 10023, Pacific Centre Vancouver, BC V7Y 1A1 +1 604 683 3111 +1 877 788 3111 **cushmanwakefield.com**

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield Ltd. 07/17 gh

©2024 Cushman & Wakefield. 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.