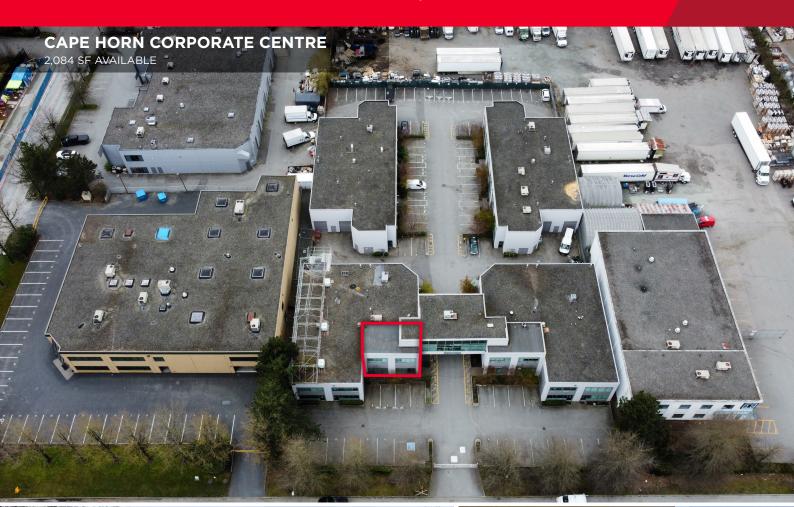


FOR SALE/LEASE UNIT 5 62 FAWCETT ROAD

COQUITLAM, BC







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LOCATION

The subject property is located within the Cape Horn industrial area just south of United Boulevard and 5 minutes or less from Highway 1, the Lougheed Highway and the Mary Hill ByPass. The immediate area is host to a Home Depot, Hard Rock Casino and restaurant, Tim Hortons and Wendy's. The restaurants and other amenities of Lougheed Highway and Schoolhouse Street are a short drive away. Downtown Vancouver is just 25 minutes to the west.

ZONING

M-2 (Industrial Business) zoning allows for a wide variety of industrial uses and some commercial uses.

LEGAL DESCRIPTION

Strata Lot 5 District Lot 20 Group 1 New Westminster District Strata Plan LMS2693 (PID: 023-687-711)

SALE PRICE

\$948.000

BASIC RENT

\$3,473.33 per month, plus GST

PROPERTY TAXES (2024)

\$10,541.46

STRATA FEES

Approximately \$508.01 per month, plus GST

ADDITIONAL RENT

Estimated at \$1,386.47 per month, plus GST

AVAILABILITY

Vacant possession January 1, 2025 or perhaps sooner

BUILDING FEATURES

- 120/208 Volts, 100 Amps 3-phase electrical service (purchaser/tenant to confirm)
- · Security system
- Two (2) designated parking stalls, some visitor parking, and one (1) loading stall
- Fluorescent lighting

Warehouse Area

- · Forced air gas heating
- One (1) 10'x 12' covered side loading door
- Approximately 19'4"clear ceilings

Main Floor Office

- HVAC system
- · Carpet & linoleum
- Two (2) private offices (sound rooms)
- Open plan
- 9'10' ceilings
- 2-pc handicap-accessible washroom

Second Floor Office

- HVAC system
- Carpeted
- Dropped t-bar ceilings
- Three (3) private offices plus open plan

Mezzanine Lunchroom

• Kitchenette with counter, sink, cabinetry

AVAILABLE AREA

TOTAL AVAILABLE AREA	2 084 SE
Mezzanine Lunchroom	150 SF
Second Floor Office	840 SF
Main Floor Area	1,094 SF
Warehouse	124 SF
Main Floor Office	970 SF







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