



FOR SALE/LEASE
UNIT 5
62 FAWCETT ROAD
COQUITLAM, BC

CAPE HORN CORPORATE CENTRE
2,084 SF AVAILABLE



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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

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



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