



FOR SALE

UNIT 704

2071 KINGSWAY AVENUE

PORT COQUITLAM, BC

KINGSWAY CORPORATE CENTRE

3,116 SF HIGH PROFILE WAREHOUSE/OFFICE UNIT



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PORT COQUITLAM, BC

LOCATION

This quality complex is located on a high visibility corner of Kingsway Avenue across from the Port Coquitlam Community Centre. This location is within walking distance of all the amenities of Downtown Port Coquitlam offers easy access to the Lougheed Highway and the Mary Hills Bypass.

LEGAL DESCRIPTION

Strata Lot 48 District Lot 463 Group 1 New Westminster District
Strata Plan LMS3723
(PID: 025-443-330)

ZONING

CD20 zoning has light industrial guidelines allowing for a wide variety of industrial uses and some office uses. Accessory retail uses are permitted.

PROPERTY FEATURES

- Concrete tilt-up construction (1998)
- Fully sprinklered
- High profile corporate presence
- Approximately 21' ceilings in warehouse
- Radiant tube heating
- Fluorescent lighting in warehouse
- Ample natural light to office & warehouse areas
- HVAC System in office areas
- Office/meeting room on main floor
- Open plan 2nd floor office
- One (1) washroom and kitchenette on main floor
- One (1) washroom and shower room on 2nd floor
- Showroom
- Three (3) designated parking stalls plus visitor stalls throughout the complex

AVAILABLE AREA

Main Floor Office	500 SF
Warehouse	1,616 SF
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Main Floor Area	2,116 SF
Second Floor Office	1,000 SF
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Total Available Area	3,116 SF

SALE PRICE

\$1,775,000

PROPERTY TAXES (2024)

\$16,868.53

STRATA FEES

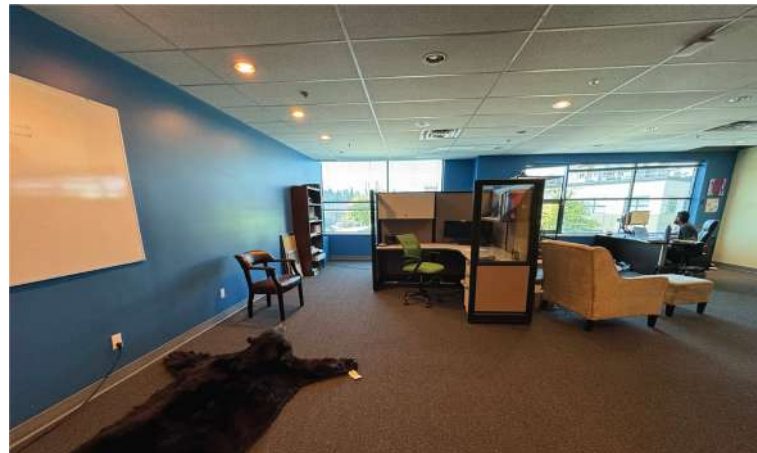
\$554.07 per month

AVAILABILITY

Mid-September 2024 or sooner, if required.

COMMENTS

Superbly appointed unit in one of Port Coquitlam's highest quality light industrial complexes.



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