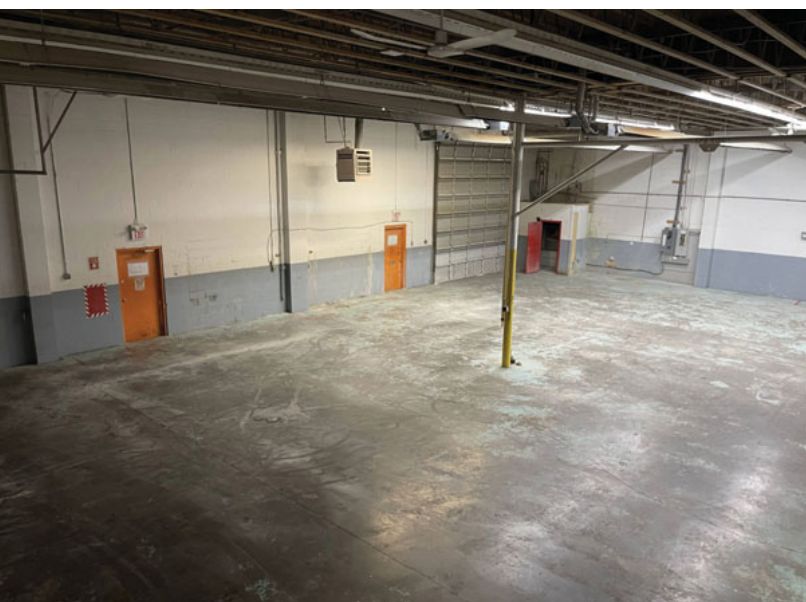




**CUSHMAN &
WAKEFIELD**

FOR SALE/LEASE
1621 LANGAN AVENUE
PORT COQUITLAM, BC

13,954 SF FREESTANDING BUILDING AVAILABLE
TWO SEPARATE TITLES



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1621 LANGAN AVENUE

PORT COQUITLAM, BC

LOCATION

The subject property is situated in the heart of the Mary Hill industrial area, one half block east of Broadway Street on the north side of Langan Avenue. The location offers easy access to the Mary Hill ByPass, Pitt River Bridge, Coast Meridian Overpass and Lougheed Highway and is just a few minutes from the Trans-Canada Highway and Port Mann Bridge.

SITE SIZE

0.55 acres (24,119 sf)

ZONING

M1 (General Industrial) zoning allows for a wide array of industrial, research and development, processing, assembly, distribution and repair uses and some limited accessory commercial uses.

PROPERTY FEATURES

- Concrete block construction
- Newly painted and recent office renovations
- Fluorescent lights
- Radiant tube & forced air gas warehouse heating
- Approximately 13' - 17'6" ceiling height
- Multiple washrooms, first aid room & lunchroom
- Six (6) grade loading doors
- Partially sprinklered
- Paved and fenced
- Heavy 480V power service

BUILDING SIZE

Strata Lot 1	
Warehouse	7,184 SF
Strata Lot 2	
Mezzanine Office	1,345 SF
Warehouse	5,713 SF
Total Available Area	13,954 SF

LEASE RATE

From \$16.95 per square foot, net per annum, plus GST

ADDITIONAL RENT (2024)

Estimated at approximately \$5.25 per square foot, per annum, plus 5% management fee based on Basic Rent, plus GST

PROPERTY TAXES (2024)

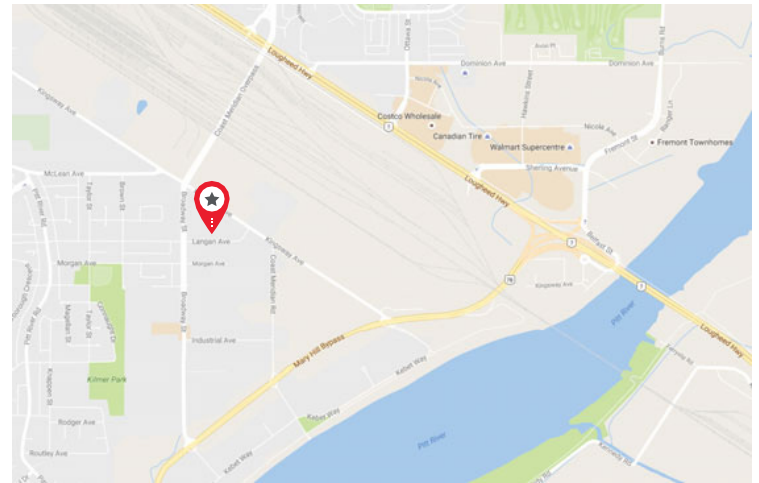
Strata Lot 1	\$31,044.00
Strata Lot 2	\$39,092.00

SALE PRICE

\$7,395,000

AVAILABILITY

January 1, 2025



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