



**CUSHMAN &
WAKEFIELD**

FOR SALE

UNIT 102

**1875 BROADWAY STREET
PORT COQUITLAM, BC**

HIGH EXPOSURE SMALL BAY WAREHOUSE UNIT

2,287 SF AVAILABLE



Kevin Volz

Personal Real Estate Corporation
Vice President, Industrial
604 640 5851
kevin.volz@cushwake.com

Rick Eastman

Personal Real Estate Corporation
Executive Vice President, Industrial
604 640 5863
rick.eastman@cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR SALE

UNIT 102

**1875 BROADWAY STREET
PORT COQUITLAM, BC**

LOCATION

The building is located on the northwest corner of Langan Avenue and Broadway Street within the Mary Hill industrial area. Easy access is granted to the TransCanada Highway via the Mary Hill ByPass to the west, as well as points north and east via the Coast Meridian Overpass and Lougheed Highway.

ZONING

M-3 (Clean Industrial) permits a wide range of industrial uses plus accessory retail sales.

PROPERTY FEATURES

- Small front office and mezzanine
- Broadway Street exposure
- Approximately 17' 9" ceiling in warehouse
- 10' x 14' front grade loading door (new door to be installed)
- 3-phase electrical service
- Handicap-accessible 2-pc washroom
- Fluorescent lighting
- Forced-air gas warehouse heating
- Baseboard heating in office
- Ample parking provided

AVAILABLE AREA

Main Floor	1,731 sf
Mezzanine	556 sf
Total Area	2,287 sf

PROPERTY TAXES (2023)

\$9,672.25

SALE PRICE

\$1,425,000

AVAILABILITY

Immediately

COMMENTS

Rarely available high exposure warehouse unit with small front office. Unit to receive new insulated loading door.



Kevin Volz

Personal Real Estate Corporation
Vice President, Industrial
604 640 5851
kevin.volz@cushwake.com

Rick Eastman

Personal Real Estate Corporation
Executive Vice President, Industrial
604 640 5863
rick.eastman@cushwake.com