

# FOR SALE

## RIVERWOOD BUSINESS PARK

*OFFICE & OFFICE/WHOLESALE/WAREHOUSES*

**853 SEABORNE AVENUE, PORT COQUITLAM, BC**



***FOR FURTHER INFORMATION, PLEASE CONTACT:***

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# FOR SALE – RIVERWOOD BUSINESS PARK

853 SEABORNE AVENUE, PORT COQUITLAM, BC



## THE LOCATION

**Riverwood Business Park**, primarily located in Port Coquitlam, is an architecturally designed small bay Office/Warehouse complex providing the utmost quality to meet the stringent requirements of today's successful Business.

## THE OPPORTUNITY

Located in the heart of the rapidly expanding multi-purpose Residential, Commercial, Retail and Industrial district known as the Dominion Triangle, **Riverwood Business Park** enjoys quick and easy access to all points in the Lower Mainland via The Lougheed Highway, The Mary Hill Bypass, The Trans Canada Highway and The Golden Ears Bridge.

## THE PROJECT

CBP Developments Corporation Development Team, in conjunction with **Interface Architecture**, has drawn on their combined 90 years of Real Estate experience to create this fantastic opportunity for successful companies to own their own place of business at an affordable Purchase Price.

## THE AMENITIES

### RESTAURANTS

- Tim Hortons
- McDonalds
- Swiss Chalet
- Starbucks
- Burger King
- Five Guys Burgers
- Subway

### BANKS

- RBC
- TD Canada Trust
- Scotia Bank
- CIBC
- VanCity
- Sharons Credit Union

### RETAIL

- Save On Foods
- Dollarama
- Shoppers Drug Mart
- Telus
- Dental Clinic(s)
- BC Liquor Store
- Animal Hospital
- Yoga

### BIG BOX

- Walmart
- Costco
- Home Depot
- Canadian Tire
- Marks
- Petland
- Urban Barn

... plus more



# **FOR SALE – RIVERWOOD BUSINESS PARK**

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## ***PARKING***

### **OFFICE/WHOLESALE/WAREHOUSE UNITS**

Building 100 – Four (4) spaces including loading door  
Building 200 – Three (3) spaces including loading door  
Building 300 – Three (3) spaces including loading door  
Building 400 – Four (4) spaces including loading door

### **SECOND FLOOR CORNER OFFICES** **UNITS #2270 & #3260**

Three (3) parking spaces for each unit

## ***FEATURES***

### **OFFICE/WHOLESALE/WAREHOUSE UNITS**

- ✓ Nicely finished second floor offices with private offices and open work areas
- ✓ Two fully finished washrooms
- ✓ Coffee bar and sink
- ✓ 10' to 21' ceiling heights in warehouse area
- ✓ 100 amp, 120/208 volt, 3 phase electrical service
- ✓ 9' x 8' grade level loading

### **SECOND FLOOR CORNER OFFICES** **UNITS #2270 & #3260**

- ✓ Fully air-conditioned
- ✓ Corner units with excellent natural light
- ✓ Private offices, Boardroom and open work areas
- ✓ Two fully finished washrooms
- ✓ Coffee bar and sink
- ✓ Excellent low voltage Lighting,
- ✓ T-Bar Ceiling and Carpeting

## ***ZONING***

M3 - Office, Office/Wholesale/Warehouse

## ***STRATA FEES***

Estimated at \$1.30 per sq. ft. per year

## ***PROPERTY TAXES***

Estimated at \$4.00 per sq. ft. per year

## ***PRICING***

See attached Schedule

# SITE PLAN



# PRE-SALE PRICING

## RIVERWOOD BUSINESS PARK

853 SEABORNE AVENUE, PORT COQUITLAM, BC  
MAIN FLOOR & SECOND FLOOR

### *Building 100 – Fronting Seaborne Ave – Double Aspect Windows*

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	SALE PRICE
1180	1,245	1,417	2,662	\$1,069,000.00*
1170	1,320	1,320	2,640	\$1,019,000.00*
1160	1,320	1,320	2,640	<i>Under Contract</i>
1150	1,320	1,320	2,640	\$1,019,000.00*
1140	1,320	1,320	2,640	\$1,019,000.00*
1130	1,320	1,320	2,640	SOLD
1120	1,320	1,320	2,640	SOLD
1110	1,295	1,417	2,712	SOLD

### *Building 200*

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	SALE PRICE
2170	1,432	-	1,432	SOLD
2270	-	1,532	1,532	SOLD
2160	1,226	714	1,940	SOLD
2150	1,226	714	1,940	SOLD
2140	1,243	730	1,973	SOLD
2130	1,243	730	1,973	SOLD
2120	1,226	714	1,940	SOLD
2110	1,296	1,326	2,622	SOLD

\* Price includes air - conditioned office space

# PRE-SALE PRICING

## RIVERWOOD BUSINESS PARK

853 SEABORNE AVENUE, PORT COQUITLAM, BC

MAIN FLOOR & SECOND FLOOR

### Building 300

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	SALE PRICE
3160	1,490	-	1,490	SOLD
3260	-	1,720	1,720	\$699,000.00*
3150	1,226	714	1,940	SOLD
3140	1,243	730	1,973	SOLD
3130	1,243	730	1,973	SOLD
3120	1,226	714	1,940	SOLD
3110	1,296	1,326	2,622	SOLD

### Building 400

UNIT	MAIN FLOOR WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	SALE PRICE
4110	1,678	902	2,580	SOLD
4120	1,728	902	2,630	SOLD

\* Price includes air – conditioned office space

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