

FOR SALE

OFFICE/WAREHOUSE

#103 – 17 FAWCETT ROAD, COQUITLAM, BC



- LOCATION:** The subject property is located in a unique park-like setting along the Fraser River at Pacific Reach Business Park. If transportation is key, this property also enjoys excellent access to all Metro Vancouver's key business locations via The Trans-Canada Highway, The Lougheed Highway and The Mary Hill Bypass, all just minutes away.
- ZONING:** M-2 providing for a wide range of light industrial and service uses.
- AREA:**
- | | |
|----------------------|---------------|
| Main Floor: | 1,100 sq. ft. |
| Second Floor Office: | 1,028 sq. ft. |
| Total: | 2,128 sq. ft. |
- FEATURES:**
- Lots of windows for an abundance of natural light
 - All office areas are fully air conditioned
 - Two (2) private offices and one (1) boardroom
 - Two (2) washrooms (one with shower)
 - Coffee bar and sink
 - Grade level loading
 - Security alarm
- PARKING:** Three (3) assigned parking stalls plus a large bank of common area stalls.
- PROPERTY TAX:** \$3.94 per sq. ft. plus GST (or) \$698.69 per month plus GST (2023)
- STRATA FEES:** \$2.94 per sq. ft. plus GST (or) \$521.72 per month plus GST
- SALE PRICE:** \$958,000.00
- AVAILABLE:** Immediately

For Further Information, Please Contact:
PETER HALL PREC* / STEVE HALL / BRADEN HALL - RE/MAX CREST
**Personal Real Estate Corporation*
Telephone: (604) 718-7300 * Facsimile: (604) 718-7307
E-Mail: peter@davieshall.ca / steve@davieshall.ca / braden@davieshall.ca
Website: www.davieshall.ca

