



# FOR SALE/LEASE

## OFFICE/WAREHOUSE/SHOWROOM

### #102 – 1550 HARTLEY AVENUE, COQUITLAM



**LOCATION:** **Fraser Reach Business Centre** is designed to appeal to the office, showroom, warehouse user who is seeking high quality, functional space at affordable rates. Located in **Pacific Reach Business Park**, it is widely considered the Lower Mainland's most central business address. With direct access onto Trans-Canada and Lougheed Highways, this property enjoys excellent access to all of Greater Vancouver's business destinations.

**AREA:**

|                               |                    |
|-------------------------------|--------------------|
| Main Floor Office/Showroom:   | 1,367 sq. ft.      |
| 2 <sup>nd</sup> Floor Office: | 739 sq. ft.        |
| Main Floor Warehouse:         | <u>482 sq. ft.</u> |
| Total:                        | 2,588 sq. ft.      |

**ZONING:** M-2

#### FEATURES

##### OFFICE/SHOWROOM

- Fully air-conditioned
- Designer quality finishings throughout
- High vaulted ceilings with three (3) fully finished murals
- 2<sup>nd</sup> floor mezzanine offices
- High end cabinetry
- Limestone tiles throughout main floor
- Full bar kitchen with coffee bar, sink, fridge and stove
- High end finishings in washroom with a shower
- Ceiling fans

##### WAREHOUSE

- 9' x 10' rear grade level loading doors
- 3 phase 100 amp service
- 10' clear ceiling heights

**PARKING:** Three (3) parking stalls out front of building plus one (1) bay door

**STRATA FEE:** \$2.56 per sq. ft. plus G.S.T. (or) \$552.11 per month plus G.S.T

#### PROPERTY

**TAXES (2024):** \$6.84 per sq. ft. plus (or) \$1,474.40 per month

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$4,744.67 per month plus GST

**SALE PRICE:** \$1,629,000.00

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**

**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**

**\*Personal Real Estate Corporation**

**Telephone: (604) 718-7300 Website: [www.davieshall.ca](http://www.davieshall.ca)**

**E-Mail: [braden@davieshall.ca](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca) [peter@davieshall.ca](mailto:peter@davieshall.ca)**



