FOR SALE/LEASE

CORNER OFFICE/WAREHOUSE
#706 – 2071 KINGSWAY AVENUE
PORT COQUITLAM, BC



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RE/MAX CREST REALTY

FOR SALE/LEASE

CORNER OFFICE / WAREHOUSE

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PORT COQUITLAM, BC

LOCATION:
The subject unit is primely located on Kingsway Avenue, a principal commercial artery immediately adjacent to the West Coast Express Station. Kingsway Avenue provides immediate access to the City of Port Coquitlam and ready and efficient access to Lougheed Highway and the Trans-Canada Highway via Coast Meridian overpass and the Mary Hill bypass.

ZONING: CD20/M1 - Comprehensive Development zone with M1 guidelines allowing for a broad range of light industrial uses and outright office uses for a variety of businesses.

AREA:

Main Floor Office/Warehouse:	1,608 sq. ft.
Second Floor Office:	864 sq. ft.
Total:	2,472 sq. ft.

FEATURES:

Main Floor Office/Warehouse
- Windows in warehouse rear wall for natural light
- Halogen and fluorescent lighting
- 3 phase 100 amp electrical service
- 10' x 10' loading door
- One (1) handicap accessible washroom

Second Floor Office
- Fully air-conditioned (new unit)
- Four (4) private offices
- Coffee room
- Front windows for abundance of natural light
- One (1) washroom

PARKING: Three (3) parking stalls

STRATA FEE: $2.11 per sq. ft. plus GST (or) $434.66 per month plus GST

PROPERTY TAX: $5.67 per sq. ft. (or) $1,169.56 per month

LEASE RATE: $18.00 per sq. ft. plus GST (or) $3,708.00 per month plus GST

SALE PRICE: $1,259,000.00

AVAILABLE: Immediately

For Further Information, Please Contact:
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