

FOR SALE OR LEASE

3,052 SF INDUSTRIAL WAREHOUSE UNIT

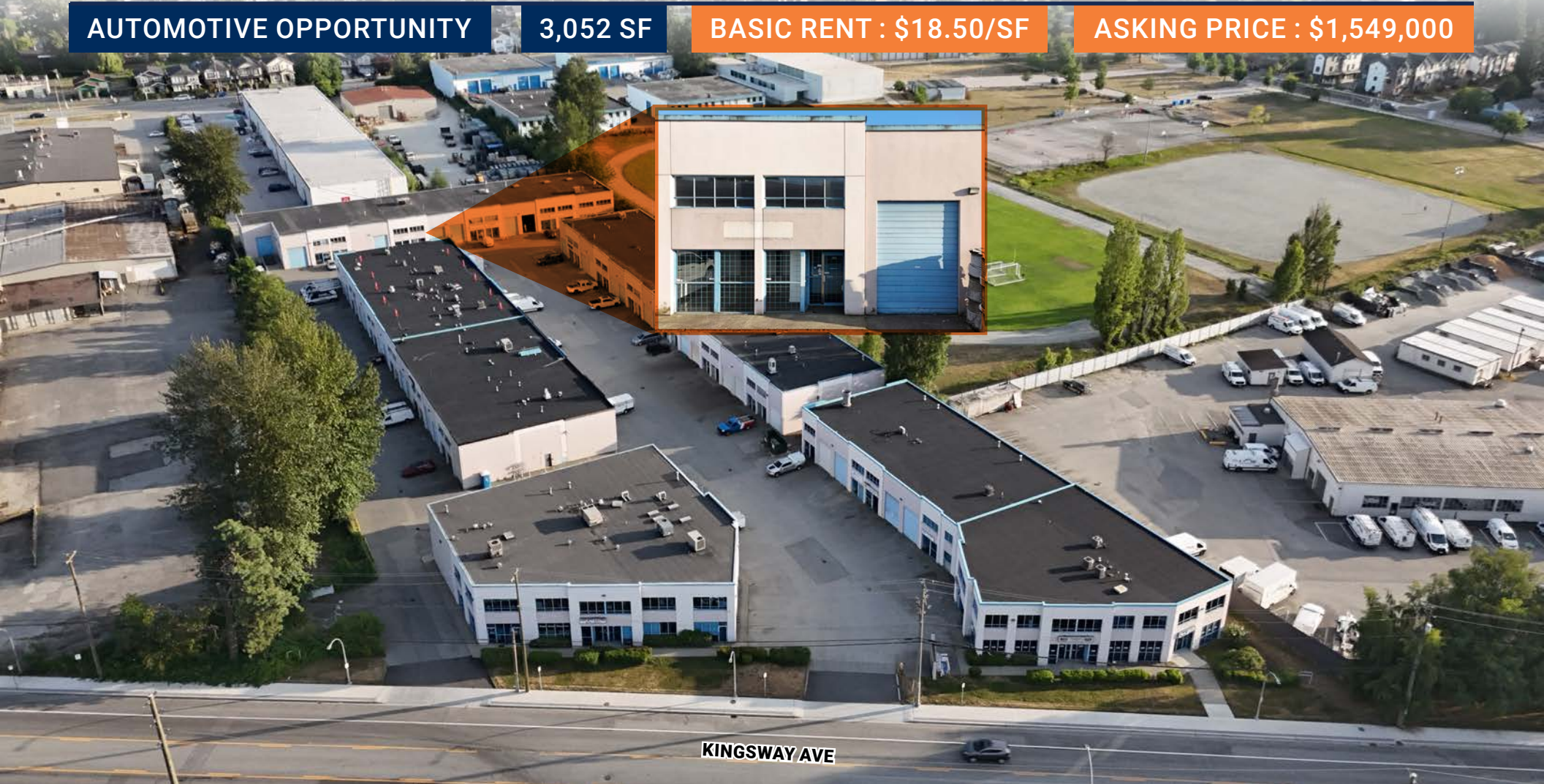
503-1952 KINGSWAY AVENUE, PORT COQUITLAM, BC

AUTOMOTIVE OPPORTUNITY

3,052 SF

BASIC RENT : \$18.50/SF

ASKING PRICE : \$1,549,000



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Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to purchase or lease 503-1952 Kingsway Avenue, Port Coquitlam, BC (the "Subject Property"). Located in the Kingsway Business Centre with direct access to Lougheed Highway, Mary Hill Bypass and Highway 1, the Subject Property offers excellent connectivity throughout the Tri-Cities. The Subject Property presents an ideal automotive opportunity, currently improved with a showroom, high-ceiling warehouse bay, and grade loading door. A lease inducement package may be available to qualified tenants.

SALIENT DETAILS

Municipal Address	503 - 1952 Kingsway Ave, Port Coquitlam, BC	
PID	017-392-748	
Legal Description	Strata Lot 37 DL 382 Group 1 NWD Strata Plan NWS3356	
Zoning	M1 – General Industrial	
Unit Size	Main Floor - Warehouse	1,648 SF
	Showroom	702 SF
	Second Floor - Office	702 SF
	Total	3,052 SF
Year Built	1991	
Grade Doors	1 Grade Loading Door (10'x14')	
Clear Height	18'	
Taxes (2025)	\$16,984	
Strata Fee	\$798 per month	
Lease Rate	Base Rent	\$18.50/SF
	Additional Rent	\$9.18/SF
	Gross Monthly Rent	\$7,040 + GST
Asking Price	\$1,549,000	

**Purchaser to verify measurements.*



HIGHLIGHTS



Automotive Opportunity

With M-1 Zoning, the Subject Property is ideal for a variety of automotive uses with its open concept warehouse allowing for multiple hoists positions. The warehouse includes a gas-fired space heater and ceiling fans.



Open Concept Office & Showroom

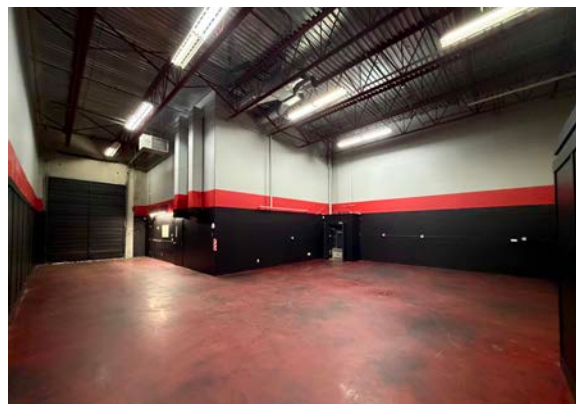
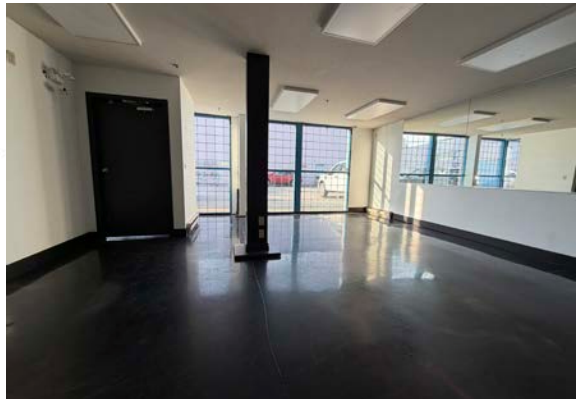
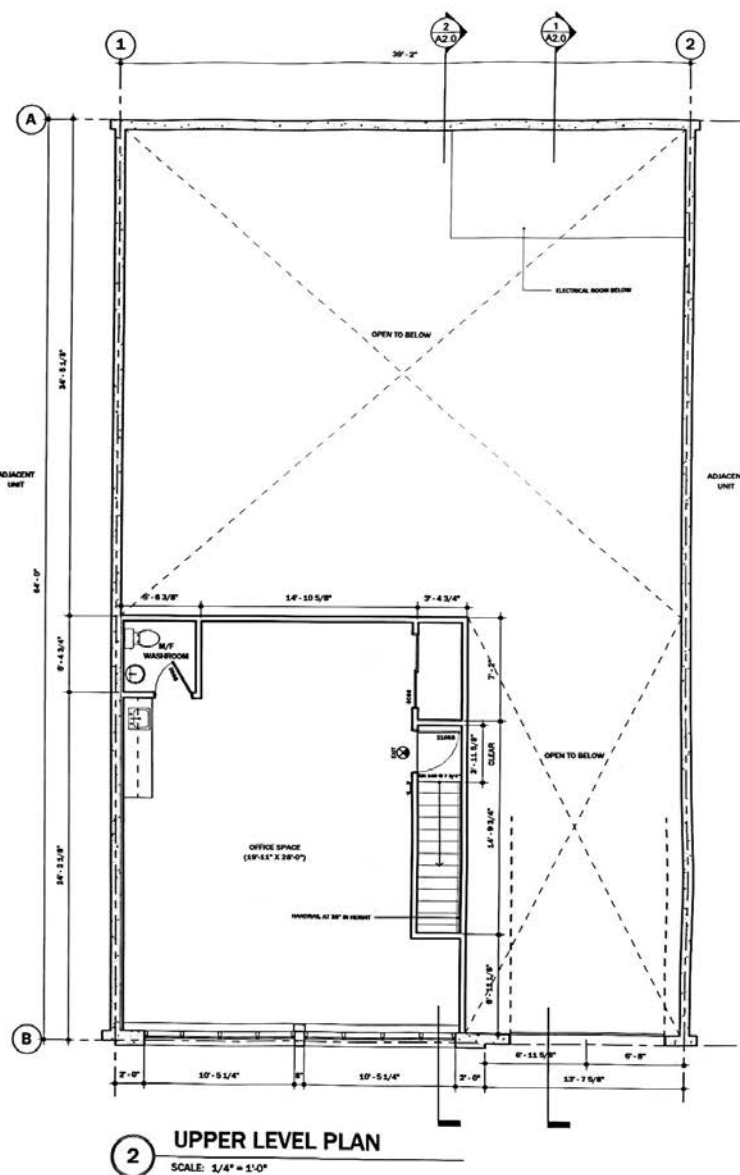
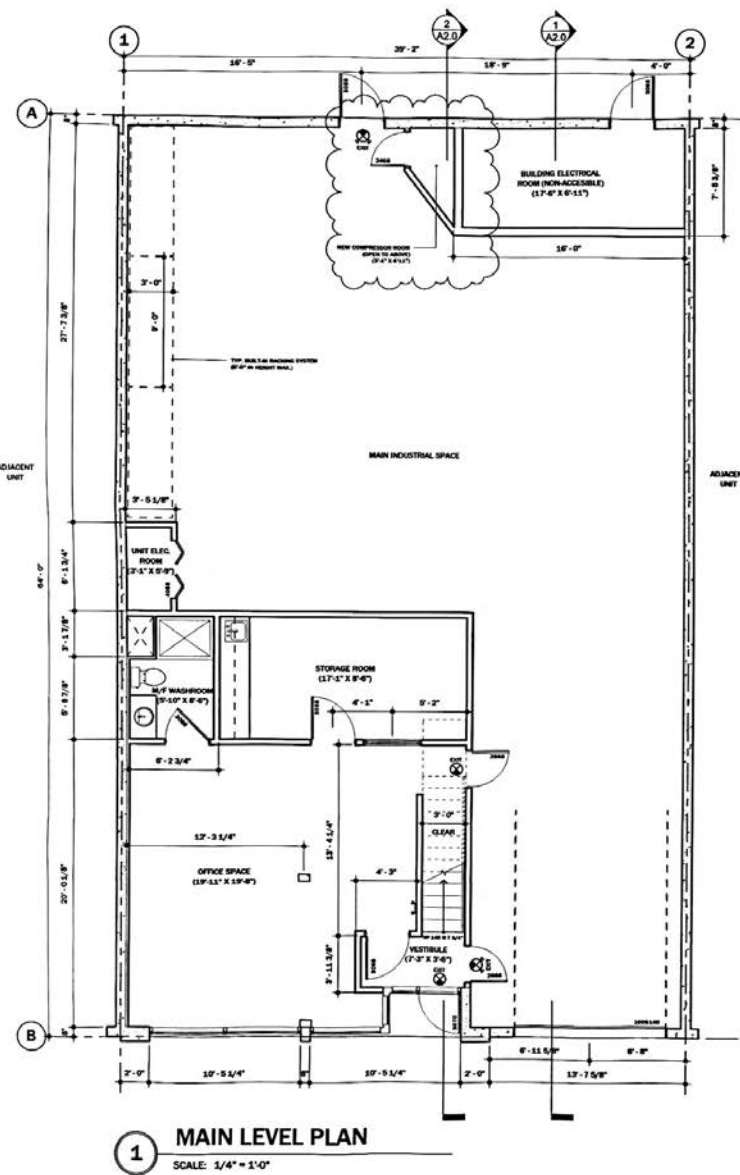
The office and showroom/waiting room benefits from ample natural light, HVAC throughout, and is equipped with a kitchenette.



Central Port Coquitlam Location

Direct access to Lougheed Highway, Mary Hill Bypass and Highway 1, plus proximity to bus routes and the West Coast Express commuter rail.

FLOOR PLAN



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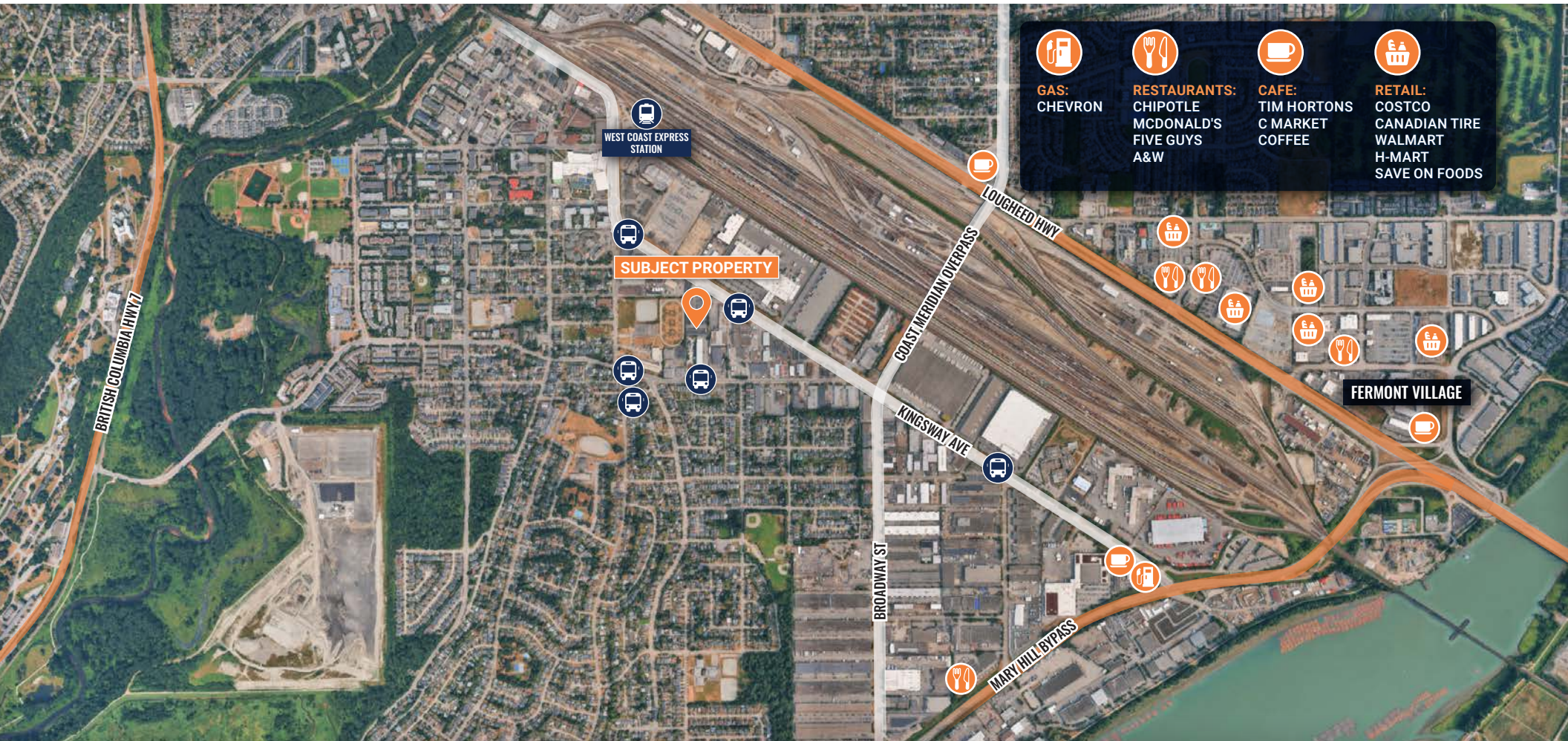
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