

**FOR
SALE /LEASE**

**#4110 – 853 SEABORNE AVENUE
PORT COQUITLAM, BC**



BRADEN HALL

braden@davieshall.ca

(604)718-7302

STEVE HALL

steve@davieshall.ca

(604)718-7317

PETER HALL

PERSONAL REAL ESTATE CORPORATION

peter@davieshall.ca

(604)718-7303



FOR SALE/LEASE
OFFICE/WAREHOUSE
#4110 – 853 SEABORNE AVENUE
PORT COQUITLAM, BC

LOCATION:

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 Lougheed Highway, the Mary Hill Bypass, the Trans-Canada Highway and the Golden Ears Bridge.

ZONING: M-3

AREA: Main Floor Warehouse: 1,678 sq. ft.
Second Floor Office: 902 sq. ft.
Total: 2,580 sq. ft.

FEATURES:

Main Floor Warehouse

- Great exposure
- Corner unit with excellent glazing for natural light
- 10' to 21' ceiling heights
- 100 amp, 120/208 volt, 3 phase electrical service
- 9' x 8' grade level loading
- One (1) private washroom

Second Floor Office

- Open reception and work area
- Two (2) private offices
- Coffee bar and sink
- Modern LED Lighting
- Nicely carpeted throughout
- One (1) private washroom

PARKING: Three (3) parking stalls out front

PROPERTY TAXES: \$5.99 per sq. ft. (or) \$1,288.15 per month 2025

STRATA FEE: \$2.15 per sq. ft. plus G.S.T. (or) \$461.66 per month plus G.S.T.

LEASE RATE: \$21.00 per sq. ft. plus GST (or) \$4,515.00 per month plus GST

SALE PRICE: \$1,548,000.00

AVAILABLE: March 1, 2026

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

Telephone: (604) 718-7300 Website: davieshall.ca

E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca