



FOR SALE

101 - 2660 Barnet Highway, Coquitlam

PRICEREDUCTION



PREMIUM HIGH EXPOSURE WAREHOUSE OPPORTUNITY

For more information, please contact
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Personal Real Estate Corporation
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E & O.E. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawl without notice.

Executive Summary

OPPORTUNITY:

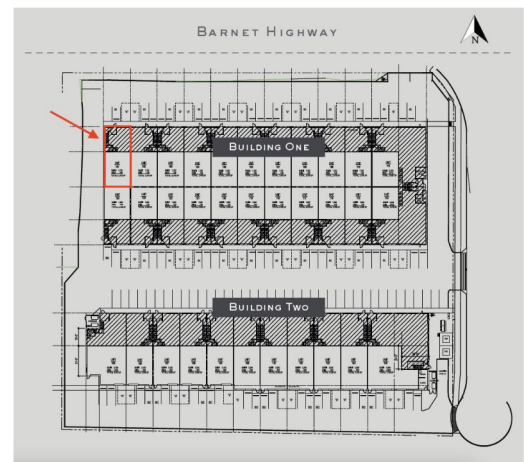
Take advantage of the opportunity to purchase this property prior to the developer rezoning. The new zoning allows more business uses and increases value within this Industrial development. This property is a highly functional industrial warehouse space with exceptional exposure along Barnet Highway. It is perfectly suited for logistics, distribution, light manufacturing, or trade businesses seeking convenience, access and visibility. Being an end cap unit the space benefits from ample glazing and natural light. Located just West of Coquitlam Centre the property is exposed to over 28,000 passing vehicles per day.

DETAILS:

AREA	Main Floor	1,750 sf
	Second Floor	<u>728 sf</u>
	Total Area	2,478 sf
ZONING	CD-55 Recently rezoned to allow more permitted uses. Inquire with Listing agent for more details.	
STRATA FEE	\$575.06	
PARKING	2 stalls plus loading bay	
POWER SUPPLY	100 Amp, 600 Volt 3 Phase	
ASKING PRICE	\$1,650,000.00	

BUILDING FEATURES:

- 26' clear ceilings
- 10'x12' Front Grade Loading Door
- Concrete Mezzanine
- HVAC servicing in the Mezzanine
- Warehouse Skylights
- Ceiling Fans
- Gas Fired Heater
- Accessible washrooms on the main floor
- ESFR Sprinklers
- LED Lighting
- Min 400 lbs/sf load capacity on the main floor and 100 lbs/sf on the second floor
- Power loading door



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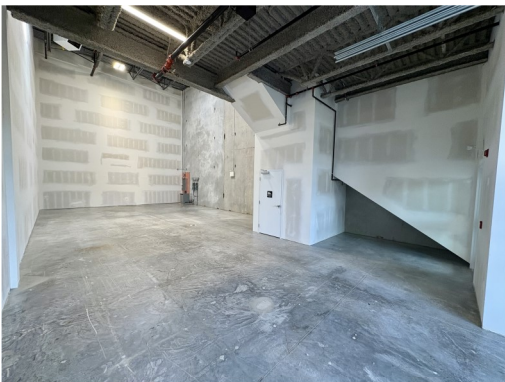
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