



FOR SALE

503 - 1952 Kingsway Avenue,
Port Coquitlam



For more information, please contact
Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com



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 withdrawal without notice.

Executive Summary

OPPORTUNITY:

Opportunity to purchase a 3,052 sf warehouse unit in Kingsway Business Centre. This unit is comprised of high ceiling warehouse space with an open showroom and a washroom on the main floor. The second floor has a nicely improved office space with a washroom and kitchenette. Vacant possession for the purchaser can be provided February 1, 2026.

LOCATION:

The subject property is located on the south side of Kingsway Avenue, in Port Coquitlam's industrial corridor with direct access to Lougheed Highway, Mary Hill Bypass and Highway One. This property is well connected to bus networks as well as close proximity to the West Coast Express commuter rail.

DETAILS:

Area	Main Floor	1,648 sf	Warehouse
		702 sf	Showroom with Washroom, Shower & Kitchenette
	Second Floor	702 sf	Office with Washroom & Kitchenette
	Total Area	3,052 sf	

Civic Address	503 - 1952 Kingsway Avenue
Legal Description	Strata Lot 37 DL 382 Grp 1 NWD Strata Plan NWS3356
PID	017-392-748
Ceiling Height	18'
Loading	One Grade Loading Door
Property Tax	\$16,577.07 (2025)
Maintenance Fee	\$692.82 per month
Zoning	M1 General Industrial
ASKING PRICE	\$ 1,675,000.00



For more information, please contact

Derek Tullis 604.831.7140

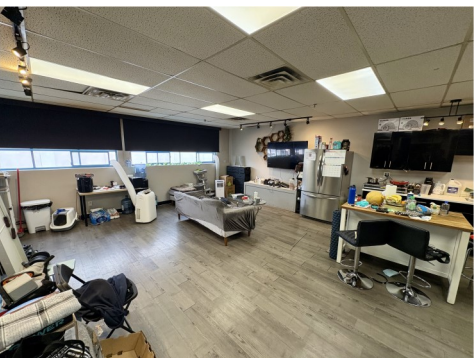
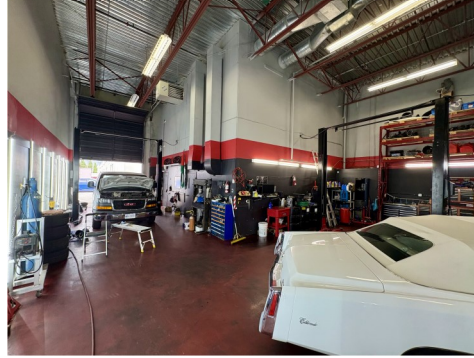
Personal Real Estate Corporation

E derek@tullisrealty.com

W tullisrealty.com



FOR SALE

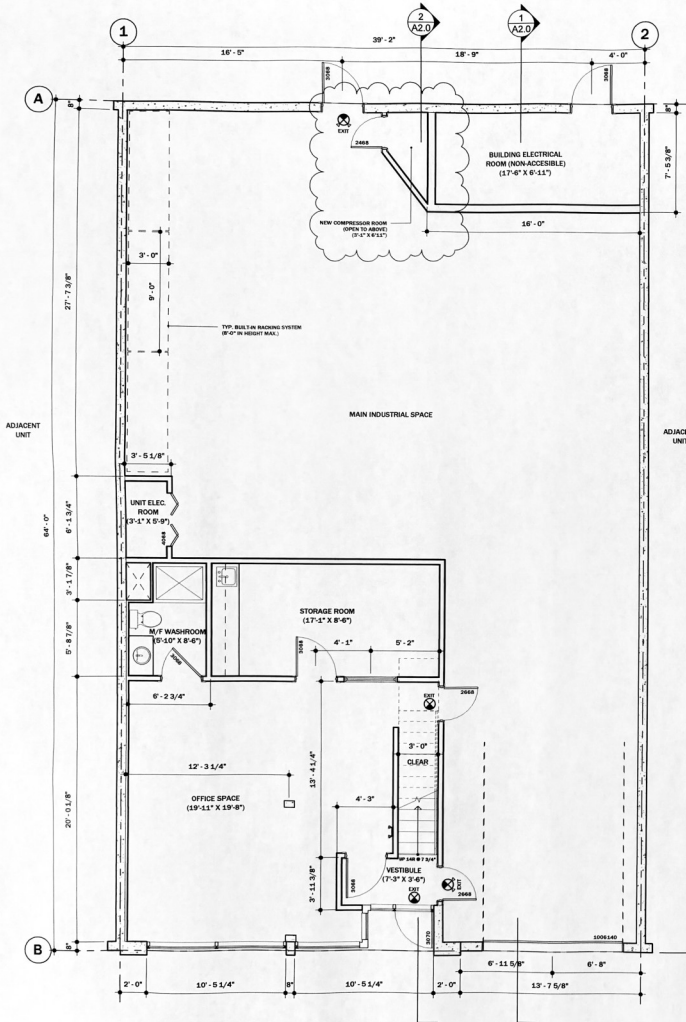


For more information, please contact
Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com



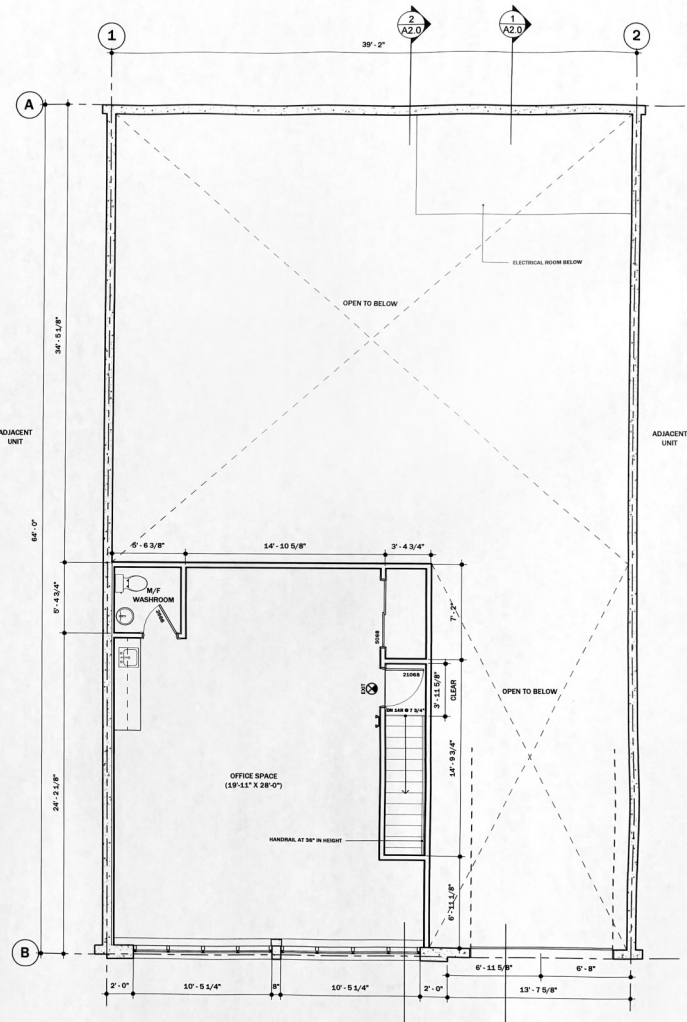
E&O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change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

FOR SALE



1 MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"



2 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

1. ALL EXIT FACE OR C FACE OF V
2. ALL INT FACE OF S
3. ALL DIM THE BOTTC EITHER FIN
4. DRAWING AND DO NOT CODES OR
5. THE CHA NOT EFFECT EXIT PATH

LIFE SAFETY SYMBOL	
	EXIT
	FIRE EXTINGUISHER

For more information, please contact
Derek Tullis 604.831.7140
 Personal Real Estate Corporation
 E derek@tullisrealty.com
 W tullisrealty.com



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.