



FOR SALE/LEASE

503 - 1952 Kingsway Avenue,
Port Coquitlam

REDUCED PRICE



For more information, please contact
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Executive Summary

OPPORTUNITY:

Opportunity to purchase or lease 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.

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	\$18,803.48 (2026)	
Maintenance Fee	\$798.45 per month	
Zoning	M1 General Industrial	
Lease Information	Base Rent	\$18.50 per sf
	Additional Rent	<u>\$9.76 per sf</u>
	Gross Monthly Rent	\$7,187.46 (plus GST)
SALE PRICE	\$ 1,599,000.00	



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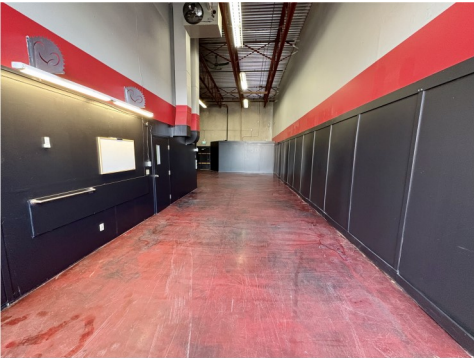
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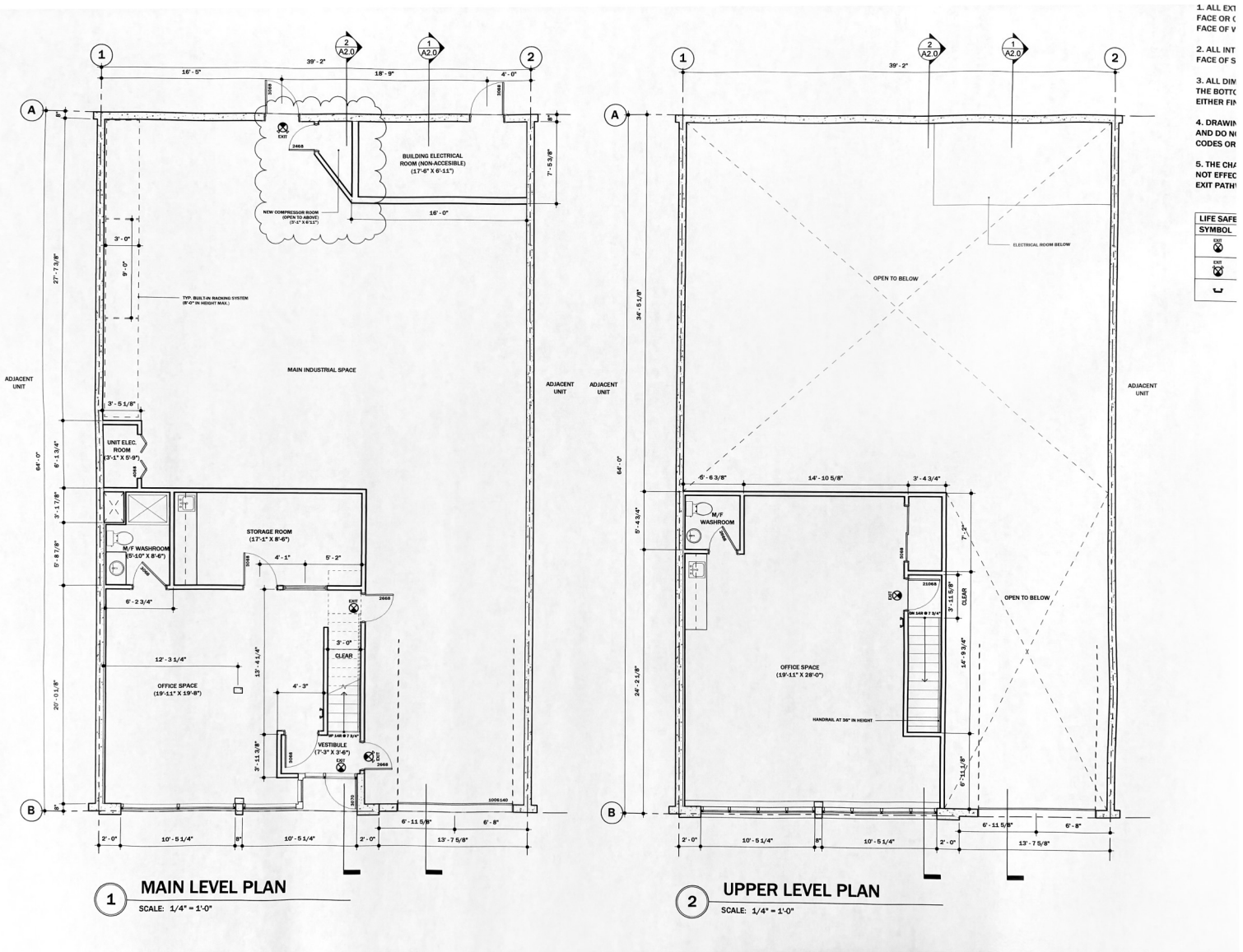
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