

# FOR SALE

401-204 CAYER STREET, COQUITLAM, BC

## CORNER INDUSTRIAL UNIT WITH 13 PARKING STALLS

AUTOMOTIVE OPPORTUNITY

UNIT SIZE: 3,198 SF

MAJOR PRICE REDUCTION: \$1,995,000



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**Marcus & Millichap**

# OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire 401-201 Cayer Street, Coquitlam, BC (the "Subject Property"). Located near the Trans-Canada Highway (Highway 1) and Lougheed Highway, the Subject Property offers excellent connectivity to Port Coquitlam, Pitt Meadows and Surrey. The Subject Property includes 13 parking stalls, 10 of which can be converted to fenced yard space.

The Subject Property is well-suited for automotive uses, featuring 13 parking stalls, 10 of which can be converted to secured yard space. Purchasers have the option to acquire the Subject Property vacant, or alternatively, to purchase both the existing machining business and real estate through a share-purchase.

# SALIENT DETAILS

<b>Municipal Address</b>	<b>401-204 Cayer Street, Coquitlam, BC</b>
<b>PID</b>	001-802-615
<b>Legal Description</b>	STRATA LOT 18 DISTRICT LOT 47 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1456
<b>Zoning</b>	<b>M1 – General Industrial</b>
<b>Unit Size</b>	Main Floor 2,820 SF Mezzanine 378 SF Total 3,198 SF*
<b>Year Built</b>	1981
<b>Parking Stalls</b>	13
<b>Grade Doors</b>	1
<b>Clear Height</b>	19'
<b>Taxes (2025)</b>	\$21,040.18
<b>Strata Fees</b>	\$441 per month
<b>New Price</b>	<b>\$1,995,000</b>

\*Purchaser to verify measurements.



# HIGHLIGHTS



### Corner Unit With a Fenced Yard Opportunity

Corner unit with a total of 13 parking stalls that can be fenced to create a secured side-yard.



### Central Location

Easy access to the Trans-Canada Highway (Highway 1) and the Lougheed Highway which offers excellent connectivity to neighboring cities such as Port Coquitlam, Pitt Meadows, and Surrey.



### Opportunity to Acquire Business


Purchaser's have the opportunity to acquire the existing business ( design, machining and fabrication ) along with the real estate via a share-purchase. For access to the dataroom, please contact the listing agent.


# UNIT FEATURES


 Gated Industrial Park

 13 Parking Stalls

 Corner Unit

 1 Grade Loading Door (12' x 14')

 19' Clear Height

 3-Phase 600V Electrical Service

 1 Bathroom

 1 Office

 1 Lunchroom



401-204 CAYER ST

Marcus & Millichap

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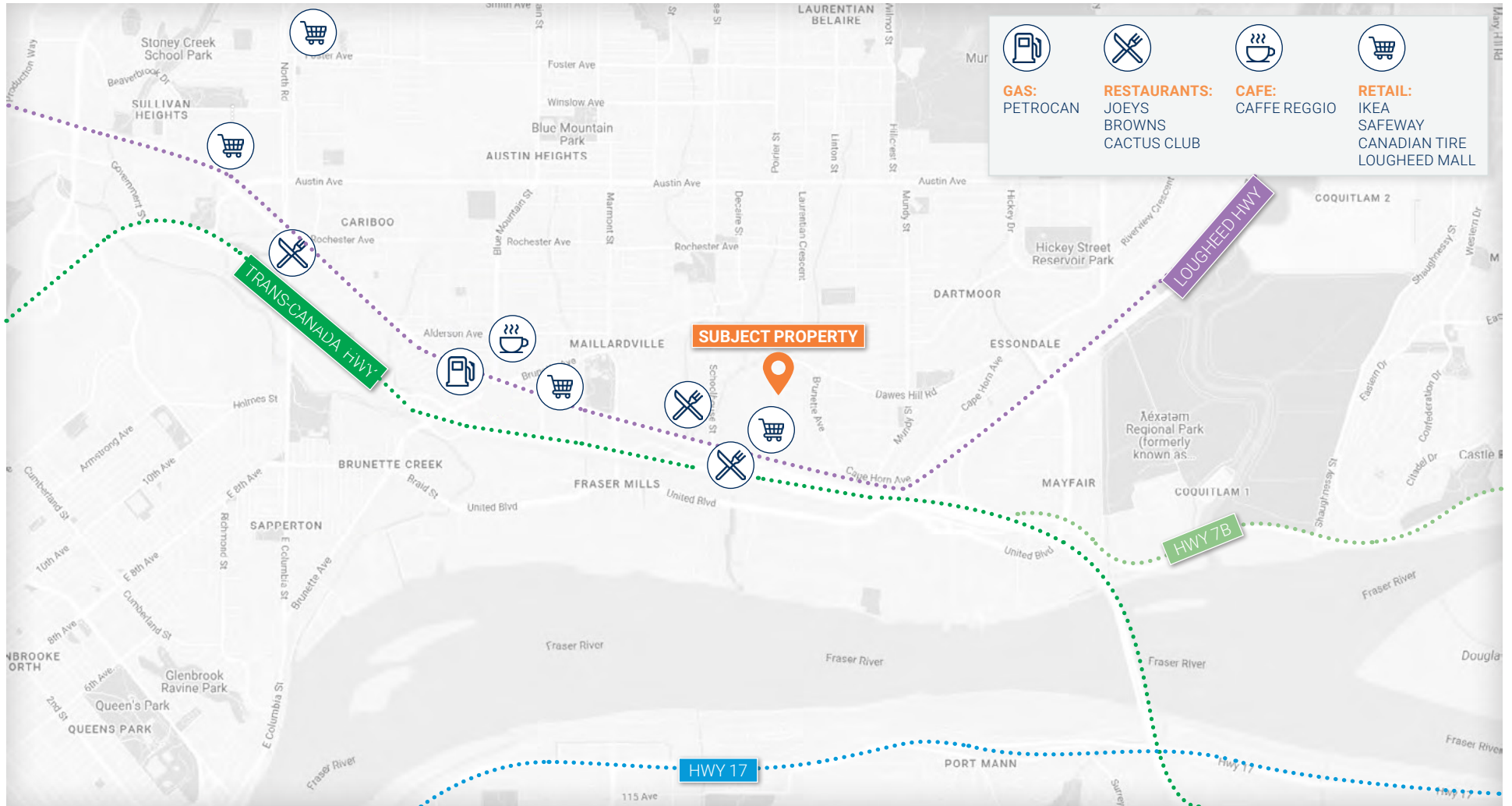
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