

# FOR SALE

101B - 1952 KINGSWAY AVE, PORT COQUITLAM

A FULLY RENOVATED INDUSTRIAL STRATA



FOR MORE INFORMATION PLEASE CONTACT

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# PROPERTY OVERVIEW

## SUMMARY

Rare opportunity to acquire a fully renovated industrial strata investment property in the sought-after Kingsway Business Centre. This 2,882 SF unit is leased to an established tenant through December 2028, providing stable cash flow and long-term income security. The functional two-level layout includes warehouse and office space, grade-level loading, and two washrooms. Flexible M-1 zoning accommodates a variety of uses including light manufacturing, warehousing, distribution, research and development, and trade services. Recent renovations have created a clean, modern, and professionally maintained space. Strategically located between Downtown Port Coquitlam and the Coast Meridian Overpass, the property offers excellent access to the Pitt River Bridge, Golden Ears Bridge, Cape Horn Interchange, Port Mann Bridge, Lougheed Highway, and Highway 1. An exceptional industrial investment opportunity in Port Coquitlam

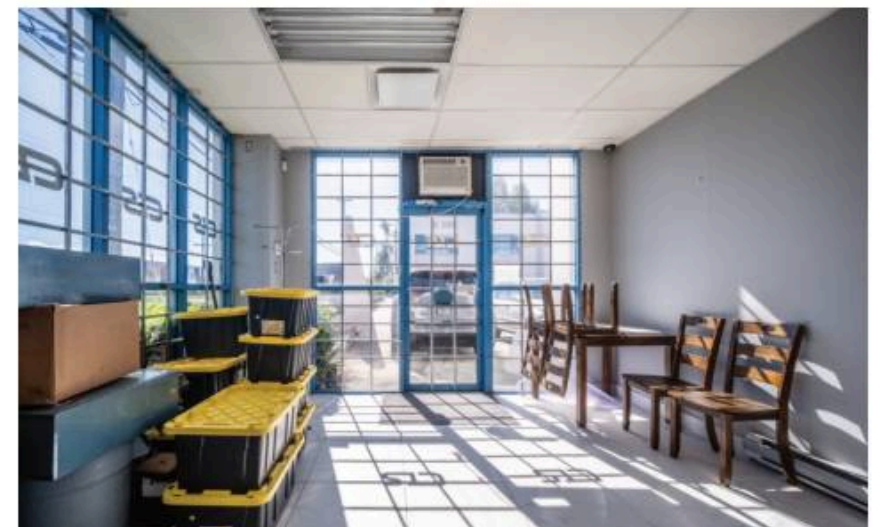
## PROPERTY HIGHLIGHTS

- Fully Built Out
- Facing Kingsway, Great Signage and Exposure
- Close to Major Corridors and Highway Access
- 5.2% Cap Rate

## SALIENT FACTS

<b>Size</b>	<b>± 2882 SF</b>
<b>Zoning</b>	<b>M1</b>
<b>PID</b>	<b>018-007-473</b>
<b>Property Taxes</b>	<b>\$10,064.60</b>
<b>Strata Fees</b>	<b>\$457.45</b>
<b>Price</b>	<b>\$1,799,000</b>
<b>NOI</b>	<b>\$93,132.00</b>

**Legal Description** STRATA LOT 52, PLAN NWS3356, DISTRICT LOT 382&463, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

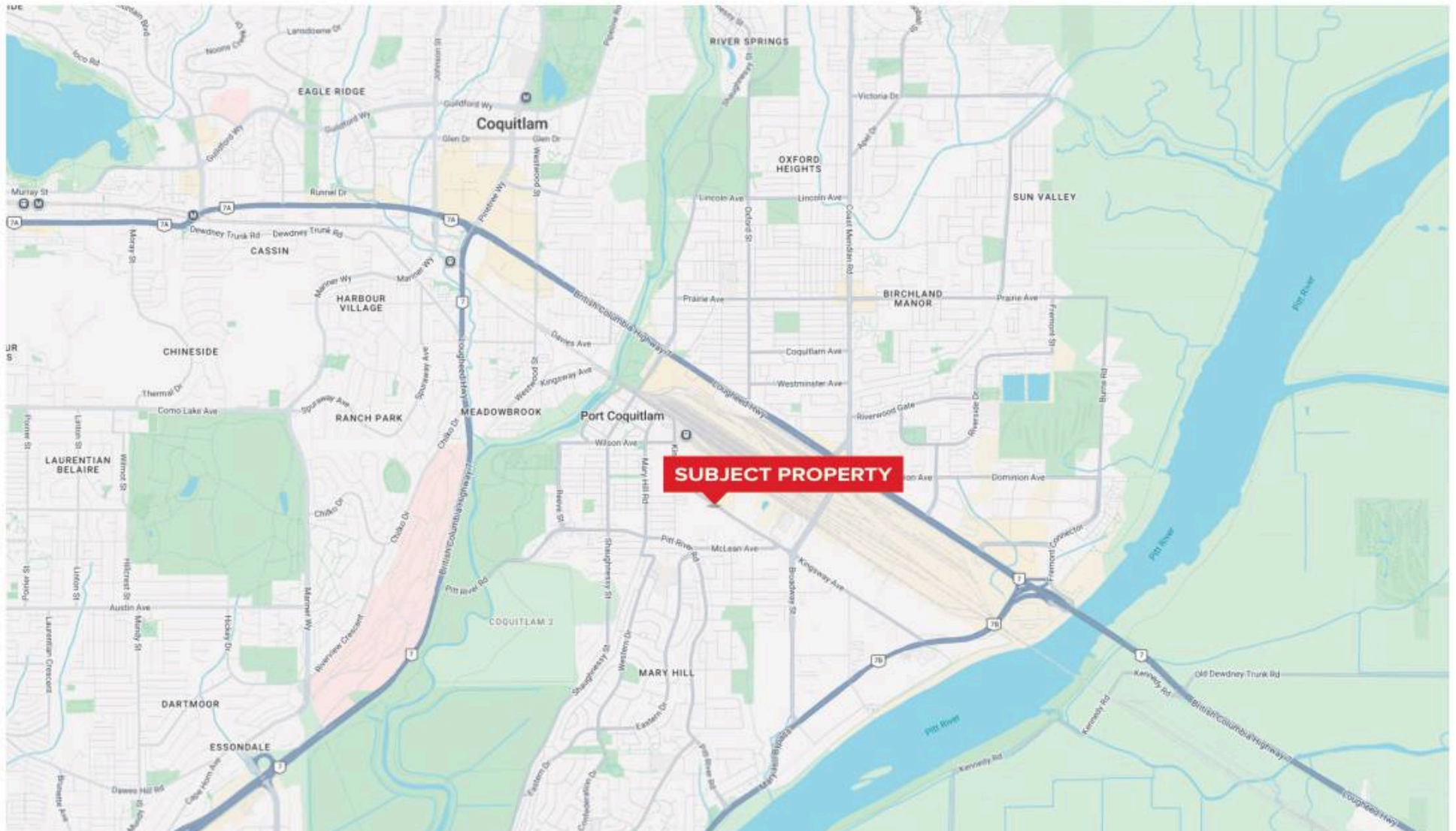


# PROPERTY PHOTOS



# PROPERTY LOCATION

Port Coquitlam Transit station is a stop on the West Coast Express commuter rail line connecting Vancouver to Mission. The station is located on the south side of the Canadian Pacific Railway (CPR) tracks in Port Coquitlam, just off Kingsway Avenue and is less than a 10 minute walk to the unit or a 3 minute bus ride.



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