

**FOR
SALE/LEASE**

**#706 – 2071 KINGSWAY AVENUE
PORT COQUITLAM, B.C.**



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FOR SALE/LEASE
CORNER OFFICE / WAREHOUSE
#706 - 2071 KINGSWAY AVENUE
PORT COQUITLAM, BC

- LOCATION:** The subject unit is primely located on Kingsway Avenue, a principal commercial artery immediately adjacent to the West Coast Express Station. Kingsway Avenue provides immediate access to the City of Port Coquitlam and ready and efficient access to Lougheed Highway and the Trans-Canada Highway via Coast Meridian overpass and the Mary Hill bypass.
- ZONING:** CD20/M1 - Comprehensive Development zone with M1 guidelines allowing for a broad range of light industrial uses and outright office uses for a variety of businesses.
- AREA:**
- | | |
|------------------------------|--------------------|
| Main Floor Office/Warehouse: | 1,608 sq. ft. |
| Second Floor Office: | <u>864 sq. ft.</u> |
| Total: | 2,472 sq. ft. |
- FEATURES:**
- | <u>Main Floor Office/Warehouse</u> | <u>Second Floor Office</u> |
|----------------------------------------------------|------------------------------------------------|
| - Windows in warehouse rear wall for natural light | -Fully air-conditioned (new unit) |
| - Halogen and fluorescent lighting | - Four (4) private offices |
| - 3 phase 100 amp electrical service | - Coffee room |
| - 10' x 10' loading door | - Front windows for abundance of natural light |
| - One (1) handicap accessible washroom | - One (1) washroom |
- PARKING:** Three (3) parking stalls
- STRATA FEE:** \$2.11 per sq. ft. plus GST (or) \$434.66 per month plus GST
- PROPERTY TAX:** \$5.67 per sq. ft. (or) \$1,169.56 per month
- LEASE RATE:** \$19.50 per sq. ft. plus GST (or) \$4,017.00 per month plus GST
- SALE PRICE:** \$1,422,000.00
- AVAILABLE:** Immediately

For Further Information, Please Contact:
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