

FOR SALE OR LEASE | INDUSTRIAL
2620 BEDFORD STREET
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **4,546 SF Shop on 34,846 SF Lot (0.80 Acres)**
- ▶ **Rare Low Site Coverage Property**
- ▶ **Large Fenced Yard Area with Lighting**

Location

The property is well-located on the southwest corner of Bedford Street and Chine Avenue near the heart of Port Coquitlam's industrial area. The site offers quick and easy access to the Mary Hill Bypass, Broadway Overpass, Coquitlam Centre, Highway 1, and the Golden Ears Bridge. Furthermore it's in close proximity to the bus loop, Port Coquitlam's new Community Centre, downtown Port Coquitlam, parks, and recreational amenities.

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Features

- Large fenced yard area with two access points
- Concrete building
- Three (3) loading doors
- 3-phase power
- Building offers drive through capability
- Lunchroom, air compressor, tool room, and various storage areas

Zoning

M1 (General Industrial).
Property is identified Apartment Residential in OCP, which provides for a 3 to 4 storey development.

Lot Size

34,876 SF (0.80 acres)

Building Area*

Main floor office/shop	3,600 SF
Second floor office	946 SF
Total	4,546 SF

*Approximate

Property Taxes

\$73,504.28 (2025)

Basic Rent

\$22,000 per month plus GST

Additional Rent

\$7,378.66 per month + GST

BC Assessment

\$7,119,000 (2025)

Asking Price

\$7,500,000

Availability

May 1, 2026

Site Plan



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