



- ▶ **Approximately 2,844 SF All Ground Floor Warehouse**
- ▶ **Pacific Reach Industrial Park**

Location

The subject property is located behind the Hardrock Casino on the South side of Hartley Avenue between Fawcett Road and Schooner Street in the Pacific Reach Business Park. The site is located one block South of United Boulevard and has easy access to Highway 1 and the Lougheed Highway. Downtown is 25 minutes by car.

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FOR SALE | INDUSTRIAL
#9 - 2075 BRIGANTINE DRIVE
COQUITLAM, BC

Zoning

M-2, which allows for general industrial and warehousing

Features

- ▶ Four (4) parking stalls
- ▶ Grade loading
- ▶ End-cap unit
- ▶ 600V, 3-phase power
- ▶ 24' clear ceilings
- ▶ Forced-air gas warehouse heating
- ▶ Large grade loading door
- ▶ H/C washroom
- ▶ Security system
- ▶ Built in 2006

Assessment

\$1,820,000 (2024)

Property Tax

\$20,146.70 (2024)

Strata Fee

\$385.65 per month

Asking Price

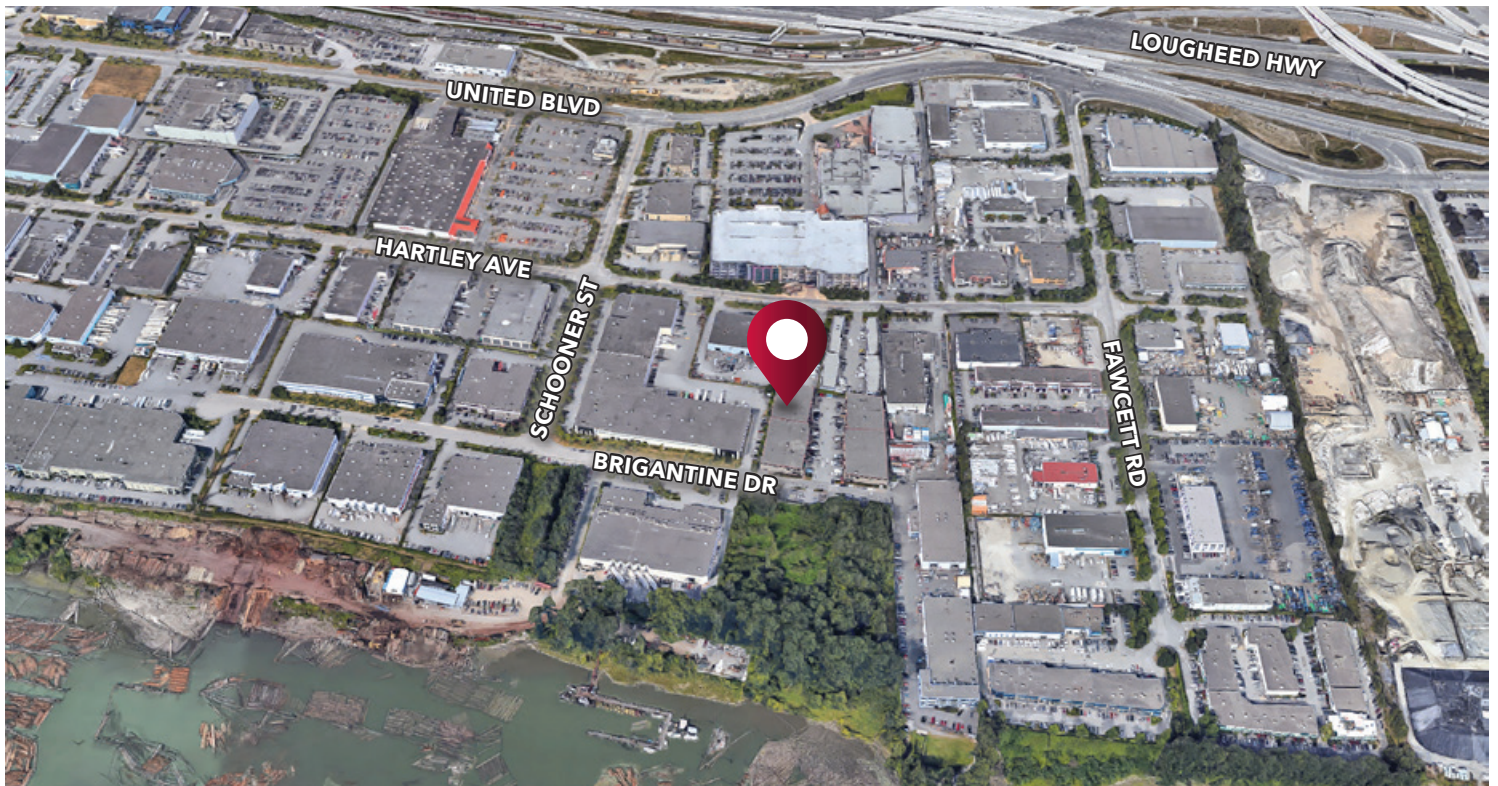
\$1,900,000

Availability

November 1, 2024

Available Area

Approximately 2,844 SF ground floor warehouse only



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