

FOR SALE | INDUSTRIAL/OFFICE
#104 - 1515 BROADWAY STREET
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,991 SF Flex Office/storage Unit**
- ▶ **Mary Hill Business Park**

CELEBRATING OVER
50
YEARS IN VANCOUVER

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Location

This property is ideally located just half a block north of the Mary Hill Bypass, on the west side of Broadway Street. With excellent transportation links, it offers quick and easy access to major routes—only five minutes to the Trans-Canada Highway via the Mary Hill Bypass, and just two minutes to the Lougheed Highway.

Features

- ▶ Tilt-up concrete construction (built 1998)
- ▶ Well-located and central industrial park
- ▶ High-end office finishes and features
- ▶ Professionally finished HVAC serviced offices over two floors
- ▶ Four (4) dedicated parking spaces
- ▶ Office includes kitchenette, boardroom, one bathroom per floor and a mix of open areas and private offices
- ▶ 200 amp, 240 volt, 3 phase, 4 wire

Zoning

CD-9 Comprehensive Development zone that allows a wide variety of light industrial uses.

Unit Size

Main floor	1,541 SF
Second floor	1,450 SF
Total	2,991 SF

Property Taxes

\$16,622,86 (2026)

Strata Fee

\$383.09 + GST

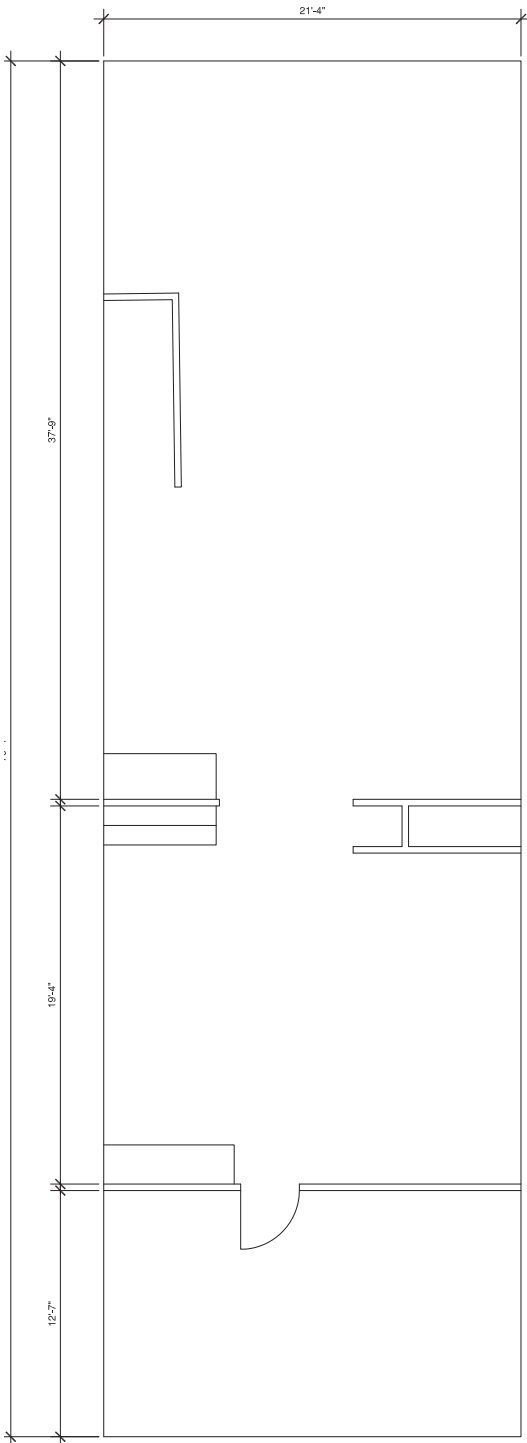
Asking Price

\$1,695,000

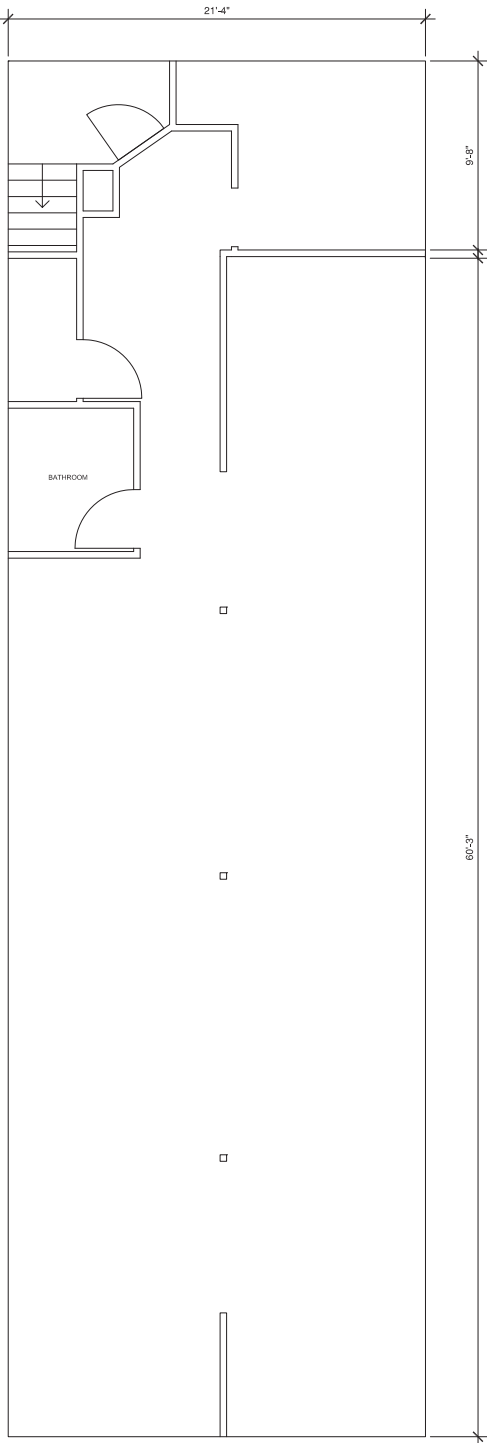
Availability

Contact listing agents

Floor Plans

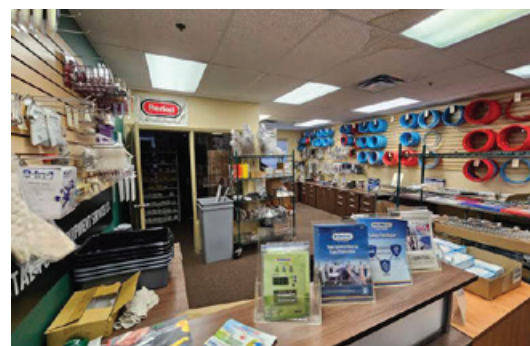
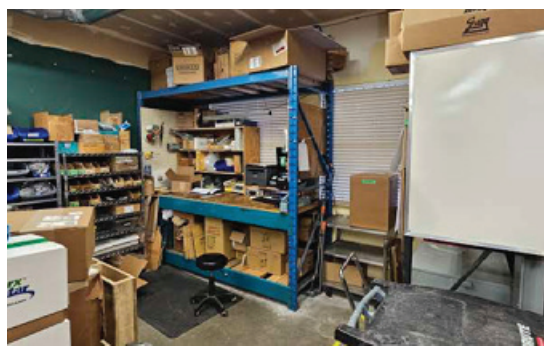


MAIN FLOOR



LOWER FLOOR





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