

204

CAYER STREET, UNITS 201 & 202
COQUITLAM, BC



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PRICE REDUCED

FOR SALE OR LEASE

TWO-BAY INDUSTRIAL STRATA BUILDING

7,597 SF & 11,260 SF BAYS, CONTIGUOUS TO 18,857 SF

Steve Caldwell

Personal Real Estate Corporation

D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com

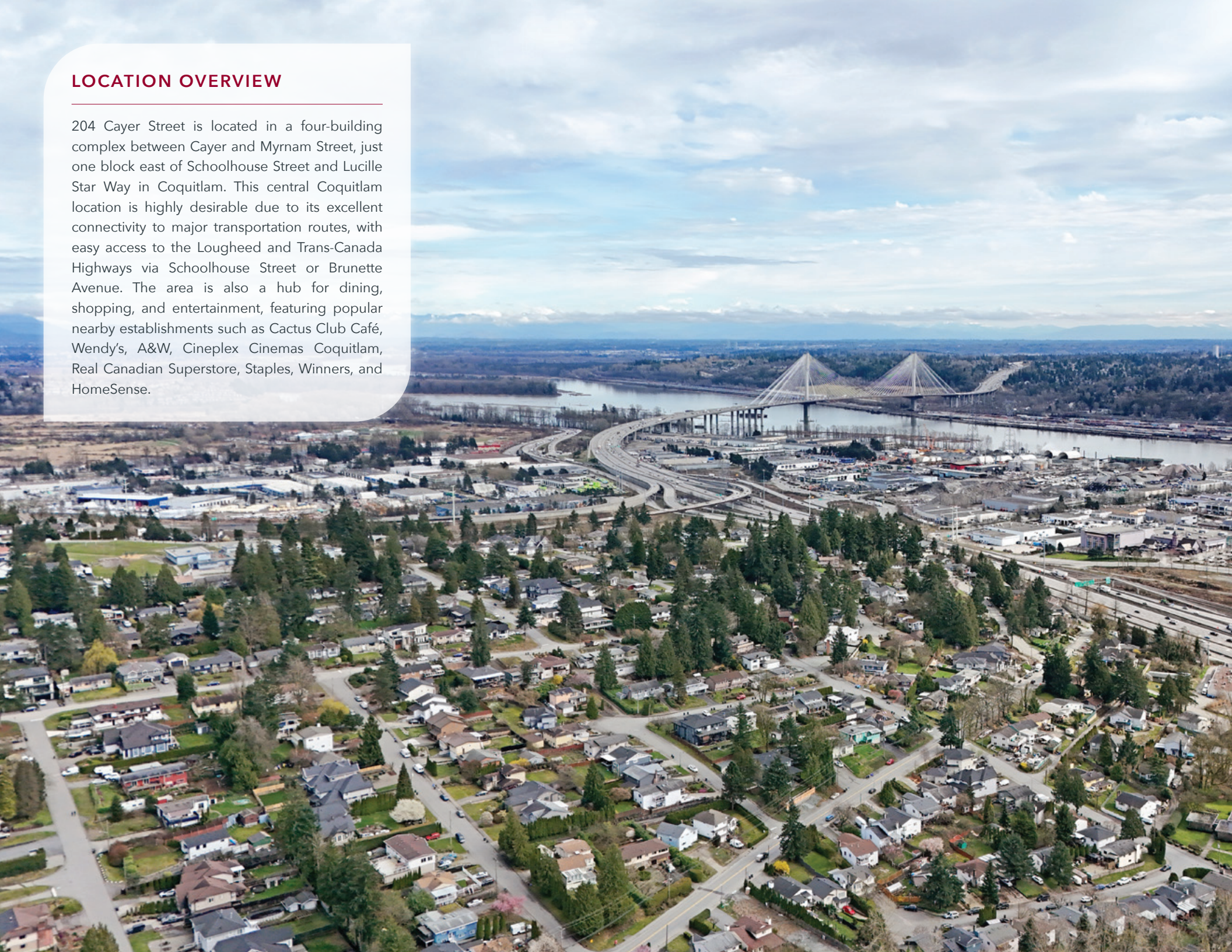
Mackenzie Fraser

D 604.630.3386 C 604.671.9441

mackenzie.fraser@lee-associates.com

LOCATION OVERVIEW

204 Cayer Street is located in a four-building complex between Cayer and Myrnam Street, just one block east of Schoolhouse Street and Lucille Star Way in Coquitlam. This central Coquitlam location is highly desirable due to its excellent connectivity to major transportation routes, with easy access to the Lougheed and Trans-Canada Highways via Schoolhouse Street or Brunette Avenue. The area is also a hub for dining, shopping, and entertainment, featuring popular nearby establishments such as Cactus Club Café, Wendy's, A&W, Cineplex Cinemas Coquitlam, Real Canadian Superstore, Staples, Winners, and HomeSense.



Salient Details

| | | | | |
|-----------------------|--|--------------|-----------|-----------|
| Civic Address | #201 & 202 - 204 Cayer Street, Coquitlam, BC | | | |
| Legal Description | SL 4, 5, 21 & 22 DISTRICT LOT 47 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1456 | | | |
| PID | 001-802-453, 001-802-461, 018-149-472, 018-149-511 | | | |
| Zoning | M-1 (Industrial) | | | |
| Building Size | | Unit 201 | Unit 202 | Total |
| | Warehouse | 4,911 SF | 8,460 SF | 13,371 SF |
| | Ground floor office | 1,418 SF | 1,400 SF | 2,818 SF |
| | Second floor office | 1,268 SF | 1,400 SF | 2,668 SF |
| | Total | 7,597 SF | 11,260 SF | 18,857 SF |
| Construction | Tilt-up concrete | | | |
| Strata Fees (2025) | \$2,160.87 per month | | | |
| Property Taxes (2025) | Unit 201 | \$46,581.94 | | |
| | Unit 202 | \$74,518.98 | | |
| | Total | \$121,900.92 | | |
| Asking Price | \$10,850,000 \$10,550,000 | | | |
| Basic Lease Rate | \$20.50 PSF | | | |
| Additional Rent | \$8.00 PSF (2025 estimate) | | | |

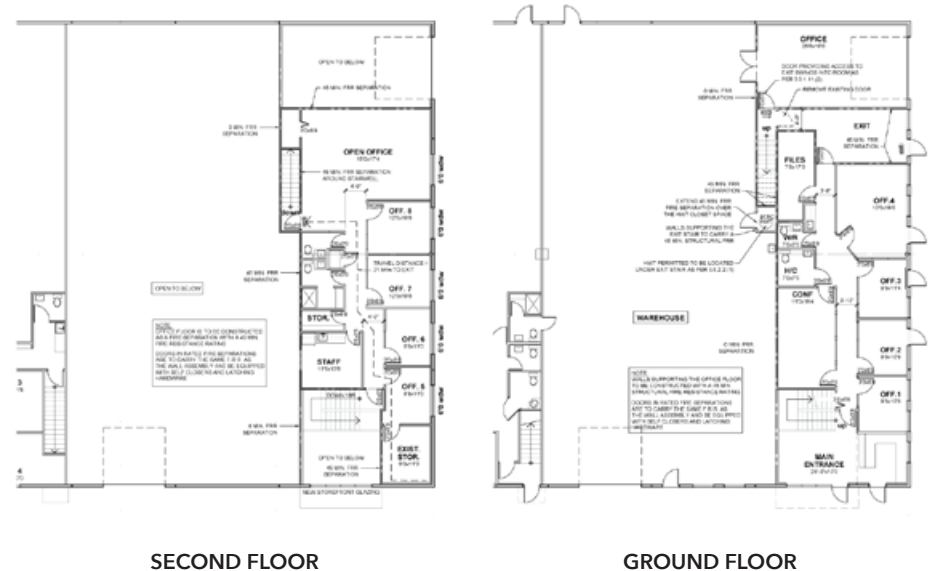
Property Features

- ▶ 19' ceiling height
- ▶ 1 dock level loading door
- ▶ 5 grade level loading doors
- ▶ 3-phase power
- ▶ Forced-air gas warehouse heaters
- ▶ Warehouse skylights
- ▶ Circulation fans
- ▶ HVAC offices
- ▶ Private offices and open concept areas, reception area
- ▶ Kitchenettes and lunchrooms, multiple washrooms
- ▶ Ample truck room and parking
- ▶ Demising option available (contact listing agents)

BUILDING PLAN



UNIT 201 FLOOR PLAN





Steve Caldwell

Personal Real Estate Corporation

D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com

Mackenzie Fraser

D 604.630.3386 C 604.671.9441

mackenzie.fraser@lee-associates.com

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

© 2026 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com