

FOR SALE | INDUSTRIAL
#212 - 1730 COAST MERIDIAN ROAD
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRICE REDUCED



- ▶ 2,352 SF Office/Warehouse
- ▶ End-Cap Unit

Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Chris McIntyre
Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com



Location

The property is located in a two building complex on the east side of Coast Meridian Road just north of the Mary Hill Bypass. This location offers easy access to Lougheed Highway, Highway 1, the Coast Meridian Overpass and the Pitt River Bridge.

Features

- ▶ Built in 2010
- ▶ One (1) 12' x 14' front grade loading door
- ▶ 23' clear ceilings
- ▶ Fully sprinklered
- ▶ Radiant tube heating in warehouse
- ▶ LED lighting
- ▶ 3-phase electrical service (100 amps, 347/600 volts and 100 amps, 120/208 volts)
- ▶ Two-piece handicap washroom on main floor
- ▶ Electronic roll down window security shutters
- ▶ Reception and office
- ▶ Two (2) designated parking stalls
- ▶ Attractive landscaping

Available Area

Ground floor	1,680 SF
Mezzanine	672 SF
Total	2,352 SF

Zoning

M-1 (General Industrial) – permits a wide array of manufacturing and distribution uses.

Legal Description

Strata Lot 12 Section 18 Block 6 North Range 1 East
New Westminster District Strata Plan BCS3774; PID
028-186-150

Property Taxes

\$9,975.35 (2023)

Strata Fees

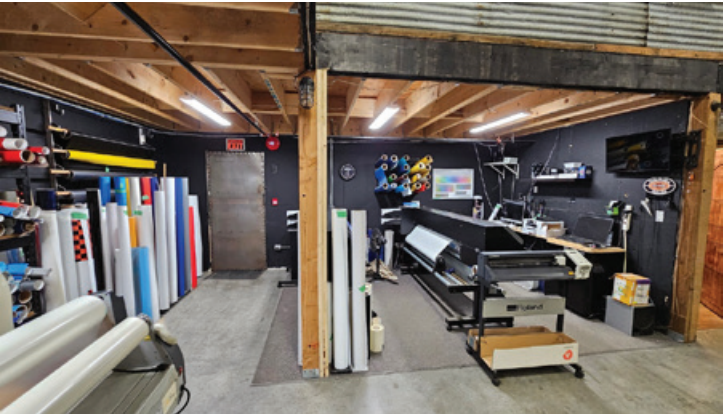
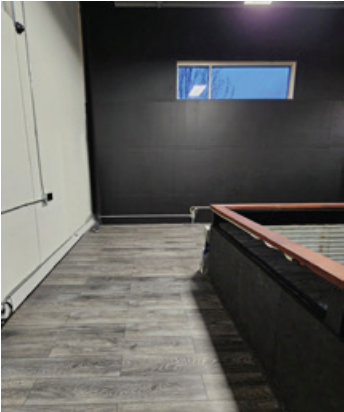
\$440.00 per month plus GST

Asking Price

\$1,360,000

Availability

Immediate



FOR SALE | INDUSTRIAL
#212 - 1730 COAST MERIDIAN ROAD
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Chris McIntyre
Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

© 2024 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 610. 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.

CELEBRATING OVER
50
YEARS IN VANCOUVER