

FOR SALE | INDUSTRIAL
2552 DAVIES AVENUE
PORT COQUITLAM, BC



- ▶ **13,403 SF Single Identity Building on a 0.54 Acre Lot**
- ▶ **35 Minutes From Downtown**
- ▶ **Close to Evergreen SkyTrain Line**
- ▶ **Attractive Office Finishings**

Location

On the south side of Davies Avenue, just east of Westwood Street in the northwest area of Port Coquitlam. Coquitlam Centre Mall and SkyTrain station are less than a mile to the west.

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Legal Description

Lot 106 DL379, Plan NWP 59040 PID 005 724 848

Zoning

M-3

Description of Improvements

The site is improved with a concrete block warehouse, two levels of office glazing at the front, and grade level loading along the west side and rear of the building.

Features

- ▶ 20' ceiling heights
- ▶ Two grade level loading doors (one converted dock)
- ▶ 200 Amp/600 Volt 3 phase power
- ▶ Ample parking (over 20 stalls)
- ▶ Fully finished A/C offices
- ▶ Four washrooms plus kitchen and lunchroom
- ▶ 14 private offices plus lunchroom, copier room, and boardroom

Available Space

Office Ground Floor	2,047 SF
Office Mezzanine	2,047 SF
Warehouse Mezzanine	300 SF
Warehouse Shop Area	9,009 SF
Total	13,403 SF

Site Size

23,681 SF or 0.543 Acre

Property Taxes (2018)

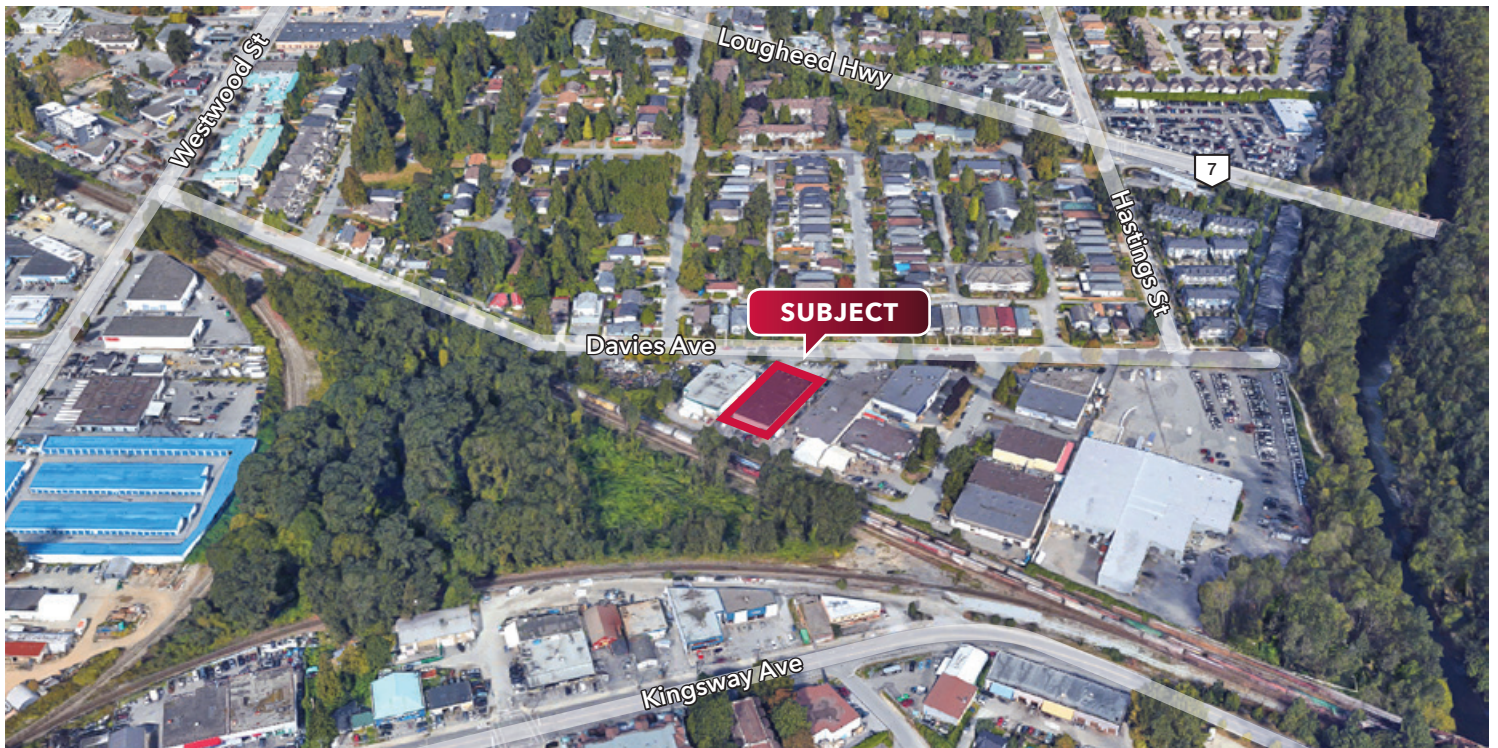
\$39,795

Assessment (2018)

\$3,841,000

Asking Price

\$4,500,000



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