

**FOR SALE | INDUSTRIAL STRATA  
UNIT 110 - 16 FAWCETT ROAD  
COQUITLAM, BC**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- **3,240 SF Warehouse/Office Unit with Beautiful River Views**
- **Riverfront Business Centre**

**Location**

This unit is located in a strata titled warehouse development fronting the Fraser River. The site is two blocks south of United Boulevard with easy access to Lougheed Highway, Trans Canada Highway and the Mary Hill Bypass. Downtown is just 20 minutes away via the Trans Canada Highway.

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**Highlights**

- 20' Ceiling Height In Warehouse
- 3 Phase Electrical
- 1 Grade Level Loading Door
- High End Office Finishes

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## Features

- Unbelievable views of the Fraser River
- 3 phase power
- 4 parking stalls + loading area

## Main Floor

- 1 grade loading door (14' x 12')
- Sprinklered
- Reception area
- Storage rooms
- Handicap accessible washroom
- Server closet

## Second Floor

- XL Boardroom with glass partition walls
- Lunchroom
- Kitchen with dishwasher and sink
- Fully HVAC
- Bathroom with a shower
- LED lights
- Private and open plan offices with high end finishes



## Zoning

M-2 (Industrial Business) ([click to view bylaw](#))

## Available Area

Ground Floor Office/Warehouse	1,860 SF
Second Floor Office	1,380 SF
<b>Total</b>	<b>3,240 SF</b>

\*Areas are approximate

## Property Taxes (2025)

\$12,098.23

## Strata Fees

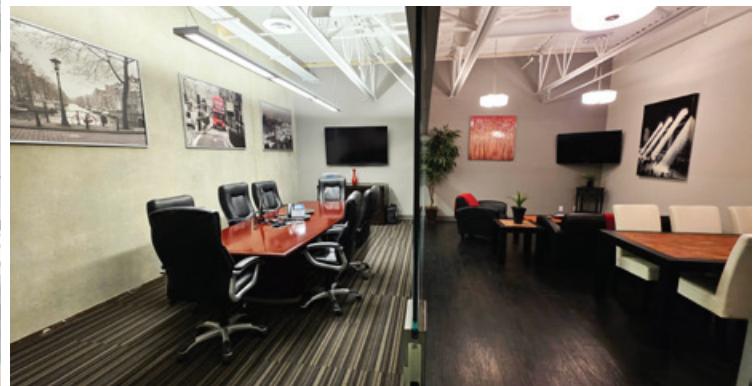
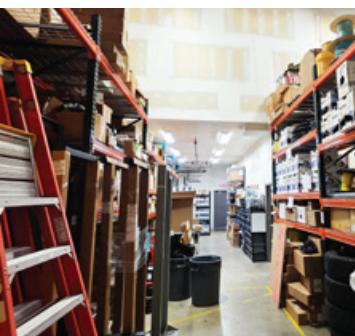
\$1,014.25 per month

## Asking Price

\$1,589,000

## Availability

Upon closing



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