

FOR SALE | OFFICE  
#118 - 17 FAWCETT ROAD  
COQUITLAM, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,330 SF Two-Level Strata Office Unit
- ▶ Waterfront River View Unit

**Mackenzie Fraser**  
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### Location

The subject property is located off United Boulevard at the south end of Fawcett Road in the Cape Horn Business Park. This location provides convenient access to Highway 1 and Lougheed Highway. Downtown is 25 minutes by car and access to the Fraser Valley is minutes away via the Port Mann Bridge.

### Features

- ▶ Private offices
- ▶ Boardroom
- ▶ Kitchenette
- ▶ Washroom with shower
- ▶ Patio with view of the Fraser River

### Legal Description

Strata Lot 18, Plan LMS1898, District Lot 20, Group 1, New Westminster Land District, & DL 21, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 or V, as Appropriate  
PID: 023-036-168

### Zoning

M2 (Industrial Business)

### Available Area

Ground floor	690 SF
Second floor	640 SF
<b>Total</b>	<b>1,330 SF</b>

### Property Taxes

\$6,227.03 (2024)

### Strata Fees

\$414.24 per month

### Asking Price

\$700,000



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