

FOR SALE | INDUSTRIAL
#1 - 1301 KETCH COURT
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,750 SF Warehouse/Office Unit**
- ▶ **Grade Loading**
- ▶ **Corner Unit**

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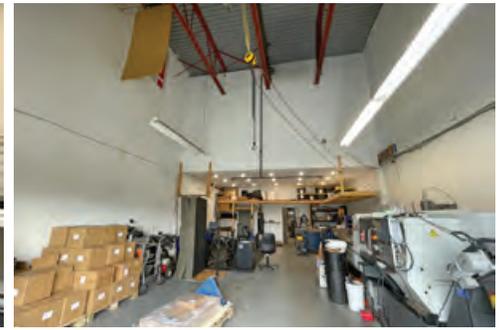


Location

This architecturally designed eight bay strata warehouse is located on the north side of Ketch Court, one block south of the intersection of United Boulevard and Clipper Avenue, in the Pacific Reach Business Park. Located near the geographic centre of Metro Vancouver. This service industrial area backs on the new 80 Avenue Fraser Mills development by Beedie Group.

Features

- ▶ Concrete tilt-up construction
- ▶ 100A 120/208V 3-phase power
- ▶ Rear 12' x 14' grade level loading door
- ▶ Sprinklered
- ▶ Gas-fired unit heater
- ▶ Kitchenette
- ▶ 2 washrooms (1 up, 1 down)
- ▶ Reception area
- ▶ Open concept office
- ▶ Boardroom
- ▶ 20' ceiling height
- ▶ New roof (2023)



Available Area

Ground floor	1,750 SF
Second floor office	1,000 SF
Total	2,750 SF

Zoning

M-1 (General Industrial)

Year Built

1994

Property Taxes

\$12,360.84 (2024)

Strata Fees (2024/2025)

\$438.19 per month plus GST

Asking Price

\$1,625,000

Availability

Immediate

