

FOR SALE | INDUSTRIAL
#12 & 13 - 211 SCHOOLHOUSE STREET
COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ Two Strata Units Totalling 5,290 SF
- ▶ 2 Recessed Dock Loading Doors
- ▶ Heavy 3-Phase Power
- ▶ Central Location

Steve Caldwell

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Available Areas

Warehouse	4,570 SF
First floor office	360 SF
Second floor office	360 SF
Total	5,290 SF

Zoning

M2 (Industrial Business)

Features

- ▶ 18' ceiling
- ▶ Two 10' x 12' recessed dock loading doors
- ▶ Heavy 3-phase power
- ▶ 2 washrooms
- ▶ Gas-fired unit heater
- ▶ Warehouse skylights

Property Taxes (2022)

Unit 12	\$9,918.80
Unit 13	\$9,585.71
Total	\$19,504.51

Strata Fees

\$701.24 (2023)

Asking Price

\$2,950,000

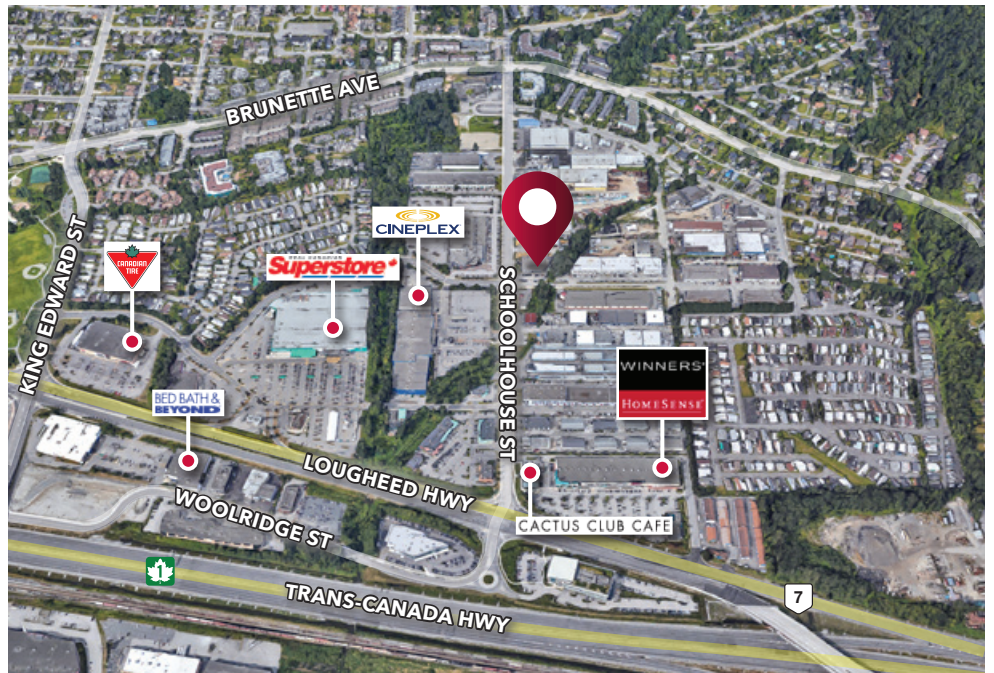
Availability

Contact agents. Existing lease expires January 31, 2024.



Location

The subject property is located on the east side of Schoolhouse Street midway between Lougheed Highway and Brunette Avenue, which is the geographic centre of the Lower Mainland. Downtown is 25 minutes by car and Schoolhouse Street has direct access to Highway 1 eastbound at Lougheed Highway.



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