

FOR SALE OR LEASE | INDUSTRIAL
#2160 - 853 SEABORNE AVENUE
PORT COQUITLAM, BC



- ▶ 1,940 SF Modern Tilt-Up Construction Office/Warehouse Unit
- ▶ Riverwood Business Park

Location

Located in the heart of the rapidly expanding multi-purpose residential, commercial, retail and industrial district known as the Dominion Triangle, Riverwood Business Park enjoys quick and easy access to all points in the Lower Mainland via the Lougheed Highway, Mary Hill Bypass, the Trans-Canada Highway, and the Golden Ears Bridge.

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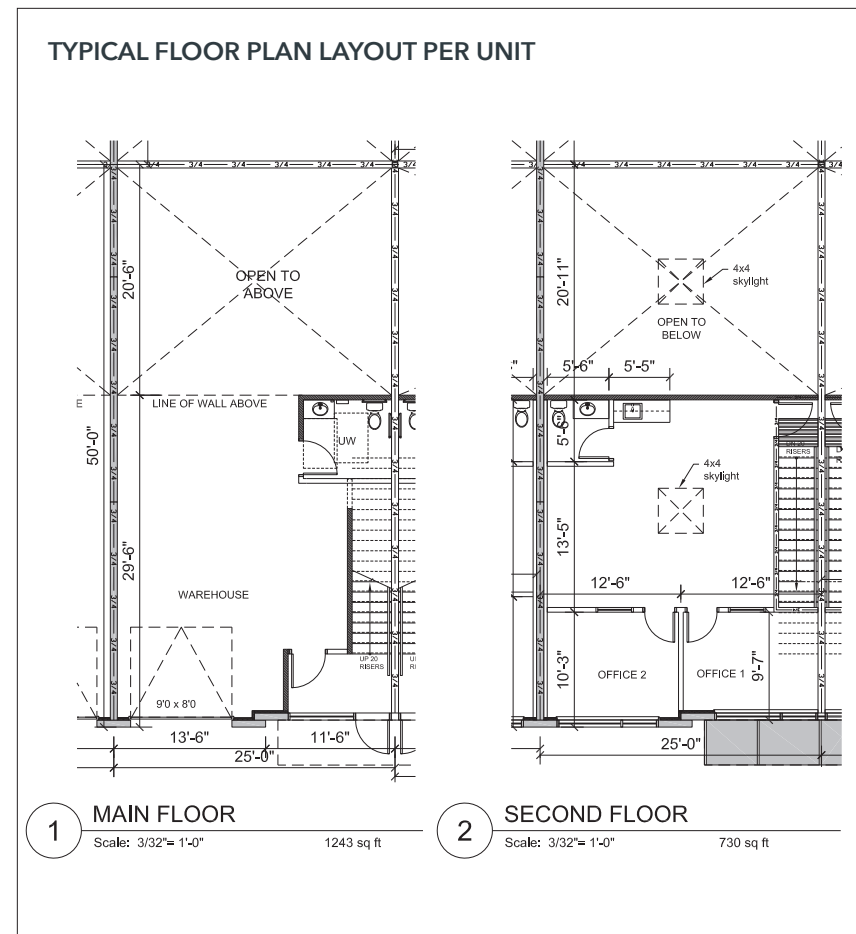


Opportunity

Riverwood Business Park, primely located in Port Coquitlam, is an architecturally designed small bay office/warehouse complex providing the utmost quality to meet the stringent requirements of today's successful business.

Features

- ▶ Nicely finished second floor offices with private offices and open work areas
- ▶ Air conditioning in offices
- ▶ Two (2) fully finished washrooms
- ▶ Coffee bar and sink
- ▶ 10' to 21' ceiling heights in warehouse area
- ▶ 100 amp, 120/208 volt, 3-phase electrical service
- ▶ 9' x 8' grade level loading
- ▶ Three (3) parking stalls



Zoning

M3 – Office, Office/Wholesale/Warehouse

Available Area

Ground floor warehouse	1,226 SF
Second floor office	714 SF
Total	1,940 SF

Asking Lease Rate

\$21.00 PSF

Taxes & Operating Costs

\$8.51 PSF (2024)

Total Montly Rent

\$4,770.78 per month plus GST and utilities

Monthly Strata Fee

\$346.25 plus GST

Property Taxes

\$12,157.87 (2024)

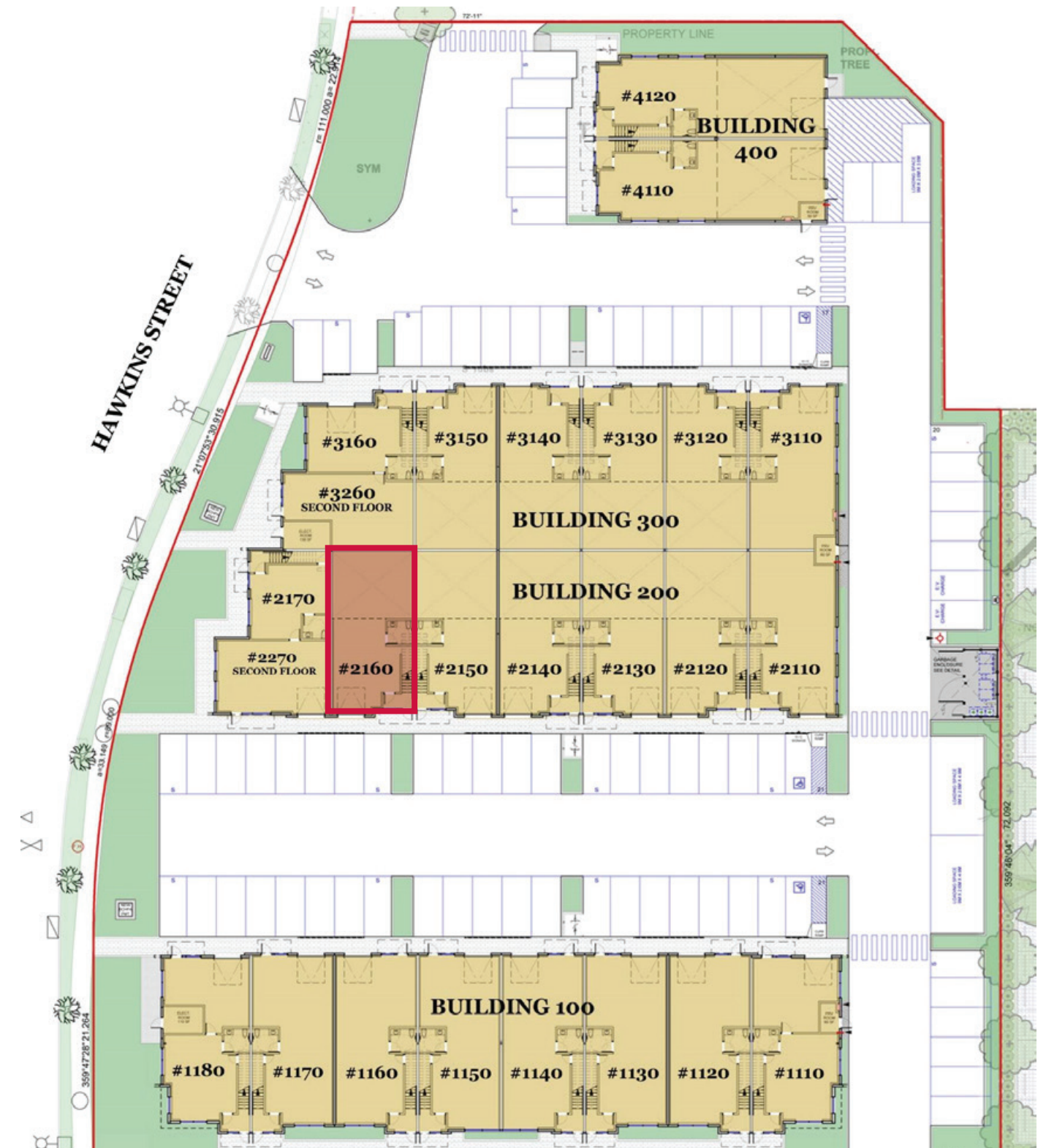
Asking Price

\$1,148,000

Availability

May 1, 2025

Site Plan





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