



FOR SALE

209, 210 - 1515 Broadway, Port Coquitlam



For more information, please contact

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Personal Real Estate Corporation

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E& O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawl without notice.

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Executive Summary

OPPORTUNITY

Opportunity to purchase 4,061 sqft industrial strata lot in Port Coquitlam with easy access to Lougheed Highway and Highway 1 via the Mary Hill Bypass. Comprised of 2 strata lots this unit is available for owner use or tenanted and offers rear loading with two grade level loading doors, 2 offices, 1 bathroom with shower, kitchenette and ample parking.

HIGHLIGHTS

- Rear Loading
- Two (2) Radiant Tube Heaters
- Two (2) Grade Loading doors 12'x14'
- One (1) Bathroom with Shower
- 20 foot clear ceilings
- Kitchenette
- Two (2) Gantry Cranes
- Main floor office and second floor serviced by HVAC
- Two (2) 225 Amp 120/208 Volt 3 phase electrical panels
- 8 parking stalls (4 front, 4 rear)

PROPERTY DETAILS

PID	024-445-410 & 024-445-428	
Legal Description	STRATA LOT 27, 28 DISTRICT LOTS 231 AND 232 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMS3013	
Strata Fee	\$863.94 per month	
Property Taxes	\$21,026.92 (2024)	
Zoning	CD 9	
Area	Warehouse	2,834 sqft
	Main Floor Office	645 sqft
	Second Floor Office	<u>582 sqft</u>
	Total	4,061 sqft
Price	\$2,600,000	



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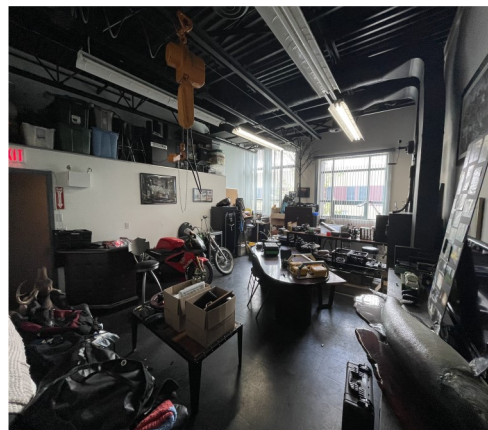
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