



FOR LEASE

2429/2431 Canoe Avenue,
Coquitlam



For more information, please contact

Derek Tullis 604.931.5551

Personal Real Estate Corporation

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Executive Summary

OPPORTUNITY

Opportunity to lease warehouse space in Coquitlam within the Mayfair Industrial park.

LOCATION

The subject property is centrally located in Coquitlam with easy access to major Highways.

AVAILABILITY

2429 Canoe Avenue - 3,300 sqft*

Available June 1, 2025

FEATURES:

- 720 sqft office
- 2,436 sqft warehouse
- Mainfloor showroom with two washrooms and one private office.
- Three offices on the second floor.

Base Rent	\$18.00 per sqft
Additional Rent	\$ 9.72 per sq ft
Total Gross Monthly Rent	\$7,623.00 (plus GST)

2431 Canoe Avenue - 4,700 sqft*

Available June 1, 2025

FEATURES:

- 704 sqft office
- 3,868 sqft warehouse
- Rough in washroom in warehouse
- Two main floor offices
- Bathroom
- Showroom
- Kitchenette

Base Rent	\$18.00 per sqft
Additional Rent	\$ 9.28 per sq ft
Total Gross Monthly Rent	\$10,684.67 (plus GST)

* units can be combined to lease a total of 8,000 sqft

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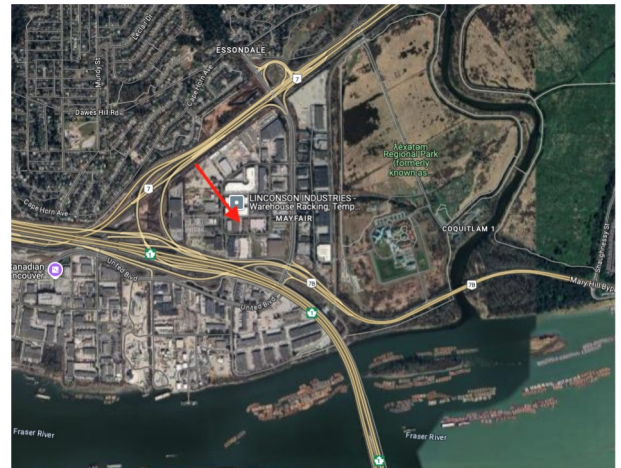
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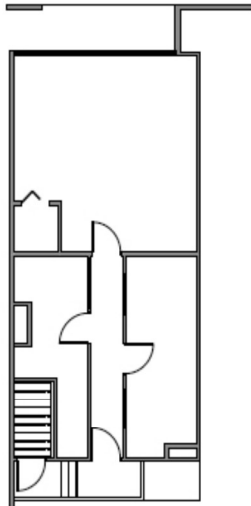
ZONING

M2 - Ask agent for further details

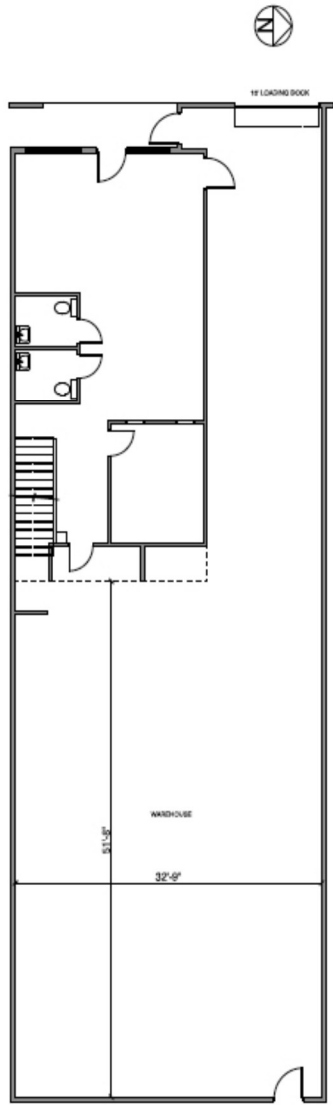
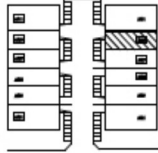


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2029 Canoe Avenue



UPPER FLOOR



MAIN FLOOR

WAREHOUSE	2400 SQ FT
OFFICE	900 SQ FT
TOTAL	3300 SQ FT
LOADING	1 DOCK
SPRINKLER	NO
CEILING HT TO ROOF DECK	22' 8"
CEILING HT TO ROOF BEAM	20' 8"
MEZZANINE	YES
NOTES	NO HANDICAPPED WC



NOTE: DIMENSIONS SHOWN MAY NOT REFLECT ON SITE MEASUREMENTS



2429 CANOE AVENUE
(MAYFAIR INDUSTRIAL PARK) COQUITLAM, B.C.

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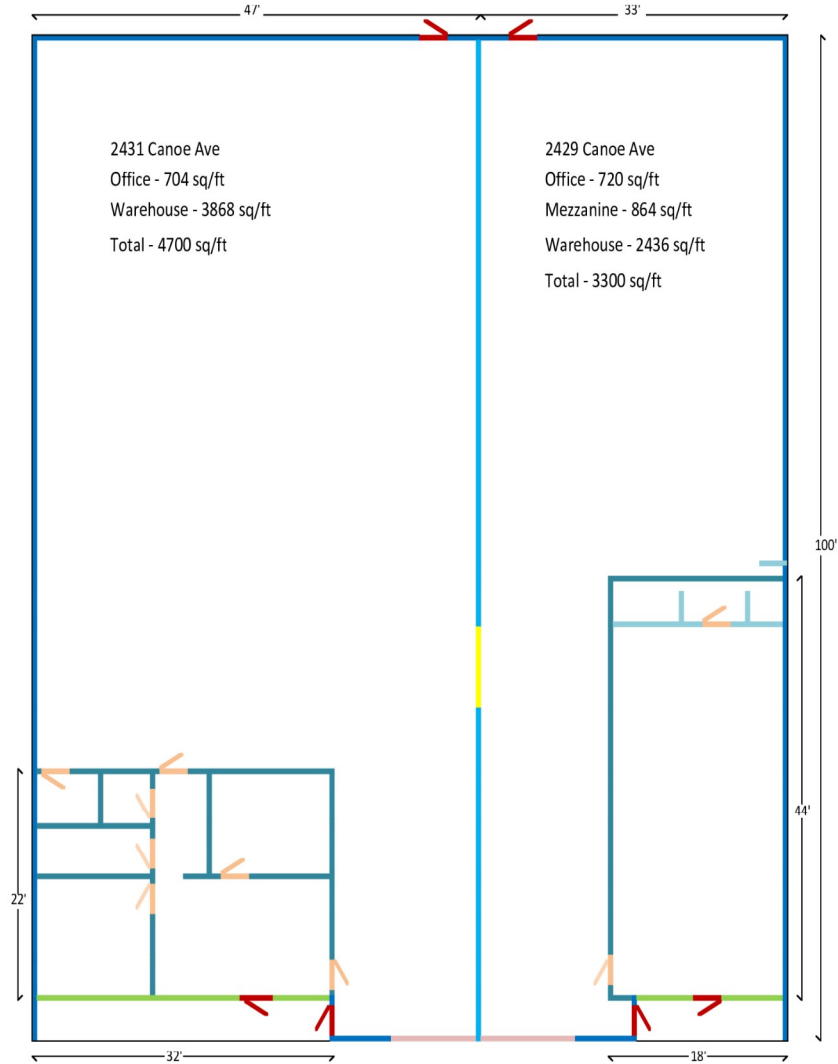
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