



FOR SALE

3150 - 580 Nicola Avenue
Port Coquitlam



For more information, please contact

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Personal Real Estate Corporation

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Executive Summary

OPPORTUNITY

Opportunity to acquire a prime industrial strata unit located at 580 Nicola Ave in Port Coquitlam. This well-positioned property offers ideal zoning, ample space, and easy access to major transportation routes, making it the perfect solution for businesses seeking storage, distribution, or light manufacturing facilities. High quality build by Teck Construction in 2018 features insulated concrete tilt-up panels with insulated over sized rear grade loading doors.

LOCATION

The subject property is located in the Dominion Triangle area of Port Coquitlam. This location is just east of the Pitt River Bridge and south of Nicola Avenue, near the intersection with Fremont Connector. The area offers quick access to major routes such as Lougheed Highway, Mary Hill Bypass, and the Golden Ears Bridge. The vicinity has developed into a vibrant mix of retail, light industrial, and residential uses. Notable businesses nearby include Walmart, Home Depot, Canadian Tire, Shoppers Drug Mart, Mark's Work Warehouse, Starbucks, CIBC, RBC, Costco, and McDonald's.

HIGHLIGHTS

- Loading: Rear grade loading door 12' x 14'
- Ceiling Height: 22 feet clear
- Year Built: 2018
- Vacant Possession upon Lease termination
- T5 Lighting
- Parking: 4 parking stalls plus 1 loading bay
- Power Supply: 200 AMP 120/208 Volt 3 Phase panel

PROPERTY DETAILS

Area	2440 sf Main Floor 970 sf Open Mezzanine	Price: \$1,980,000
Zoning	M-3	
Property Tax	\$16,290.58 (2024)	
Strata Fees	\$530.00	
PID	030-631-297	
Legal Description	Strata Lot 22 Block 6N Plan EPS5496, Section 9, Range 1E New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V	

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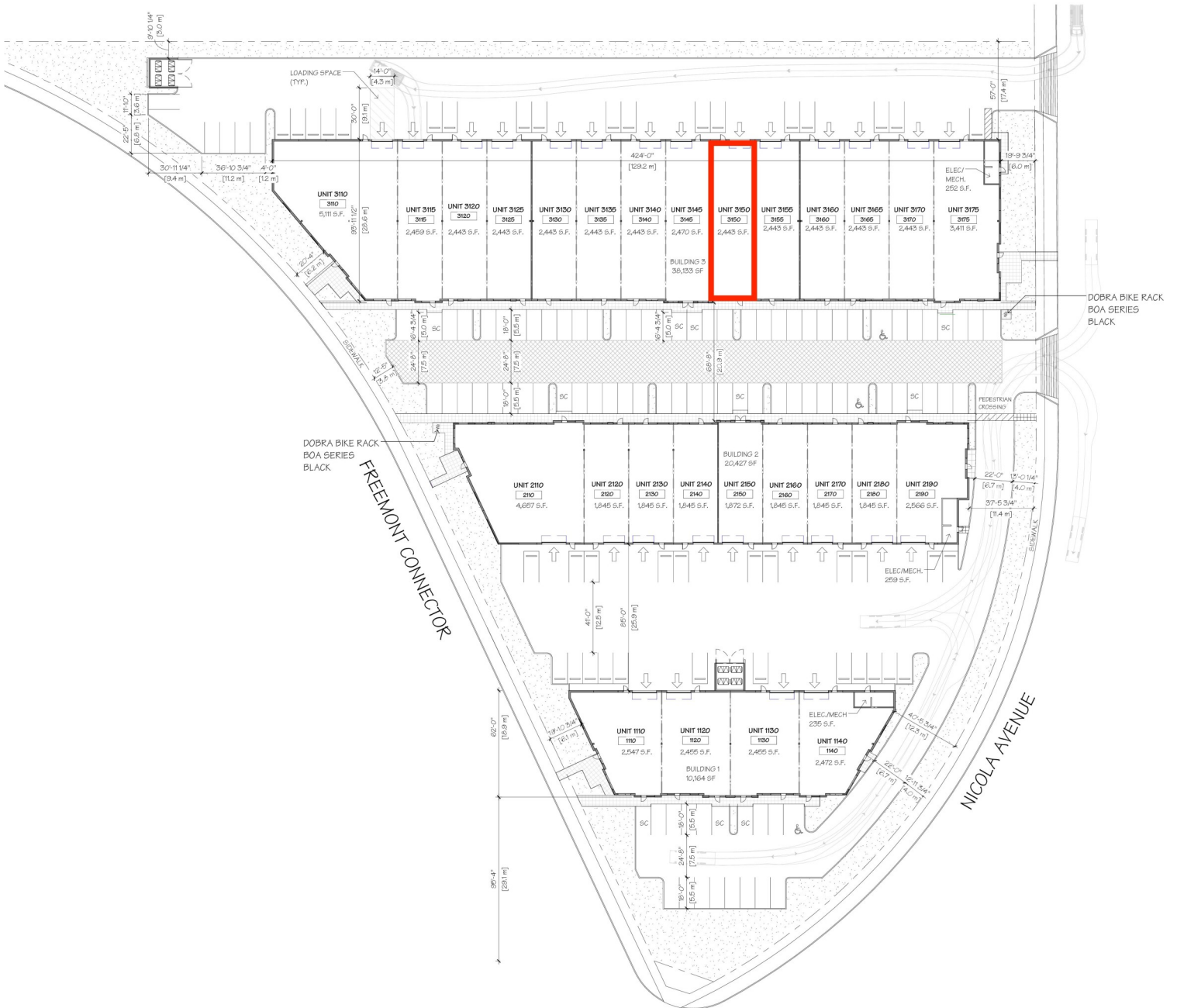
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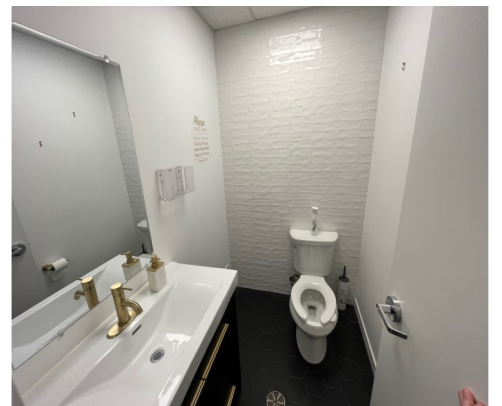
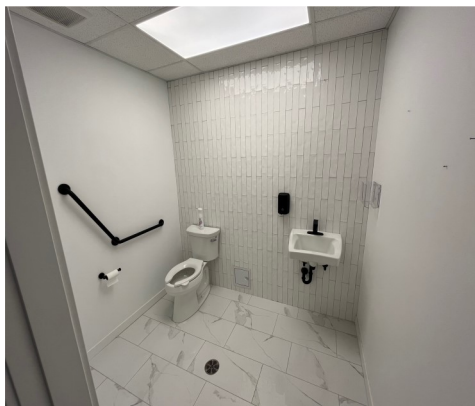
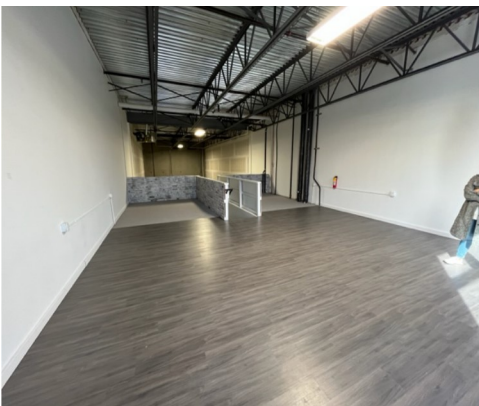
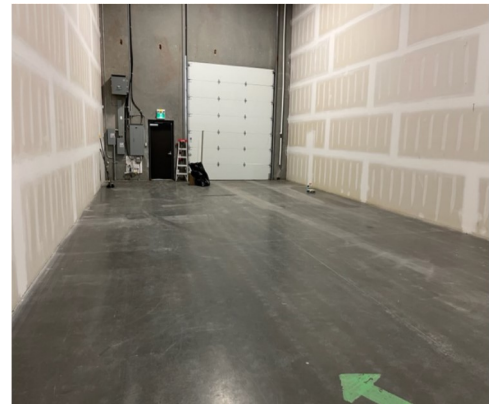
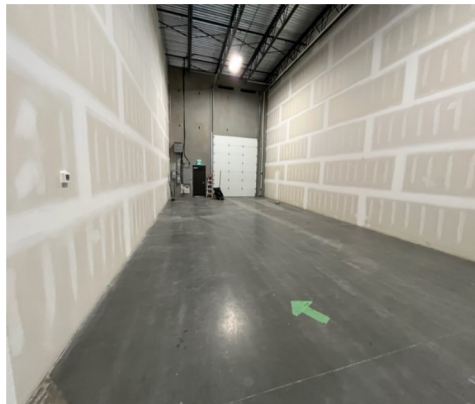
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