



## Industrial Warehouse/ Office Space for Sale

Unit 335—17 Fawcett Road, Coquitlam  
2,442 sq ft

For more information, please contact

**Bobbi Crandall** 778.773.5157

REALTOR®

E [cbobbi@telus.net](mailto:cbobbi@telus.net)

W [tullisrealty.com](http://tullisrealty.com)

# FOR SALE

## OPPORTUNITY

Rivers Edge Business Centre is located in the Cape Horn Business Park at the south end of Fawcett Road. This strata unit has office on the main and second floor with access to the mezzanine and warehouse area. 2 dedicated parking stalls with additional parking at the rear loading bay area and along the rivers edge.

## DETAILS

Address	335-17 Fawcett Road		
PID	024-198-447		
Strata Fees	\$477.38 per month	<b>Asking Price</b>	<b>\$1,295,000.00</b>
Size	2,442.31 sqft		
Zoning	M2 Industrial Business		
Property Taxes	\$9,122.20 (2021)		



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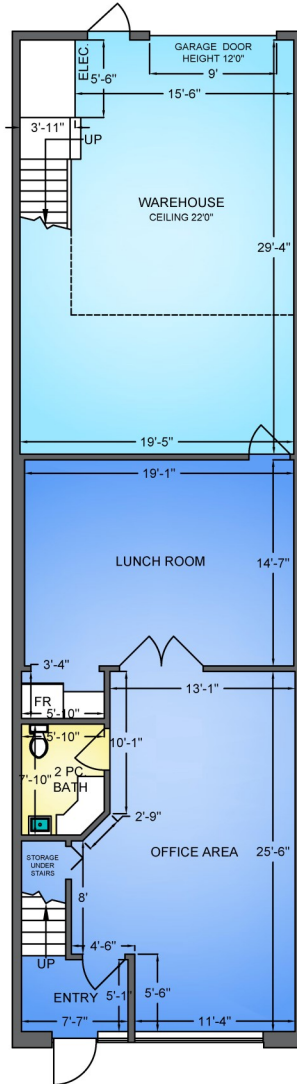
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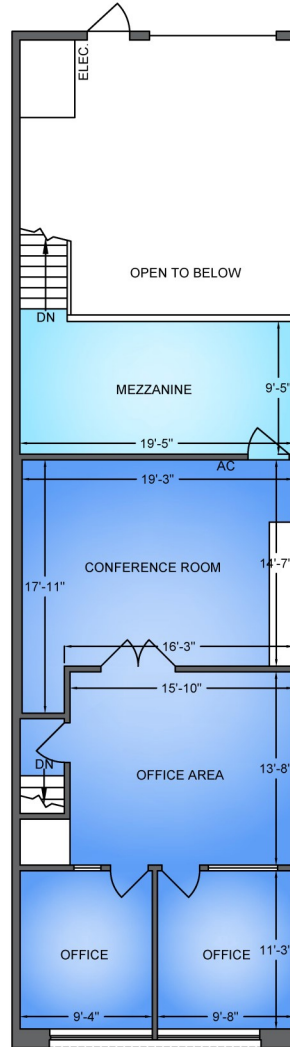


# FOR SALE

**FIRST FLOOR**  
1410.97 SQ. FT.  
22'0"-8'11" CEILING



**SECOND FLOOR**  
1031.34 SQ. FT.  
8'4" CEILING



NORTH



**PROPER MEASURE**  
104-786-4191  
info@propermeasure.com  
www.propermeasure.com

335-17 FAWCETT ROAD, COQUITLAM			
FEBRUARY 9, 2022			
PREPARED BY PROPER MEASURE			
FOR THE EXCLUSIVE USE OF BOBBI CRANDELL			
<small>PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE. SQ.FT. CALCULATED FROM THE FACE OF EXTERIOR WALLS AND THE CENTERLINE OF DEMISING WALLS.</small>			
FLOOR	AREA (SQ. FT.)		
	TOTAL	FINISHED	WAREHOUSE
FIRST	1,410.97	834.29	576.68
SECOND	1,031.34	834.29	197.05 (MEZZANINE)
TOTAL	2,442.31	1,668.58	773.73

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