



# INDUSTRIAL BUILDING FOR SALE



## Building For Sale

910-914 Sherwood Ave, Coquitlam

For more information, please contact

**Bobbi Crandall** PREC\* 778.773.5157

REALTOR®

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# FOR SALE

## OPPORTUNITY

Industrial building located near Ikea with easy access to Hwy and Lougheed Hwy. Building is split into 2 units and is currently occupied by 2 tenants with opportunity for owner user to occupy 5,642 sqft as of September 2024. 6 parking stalls in front with dock level loading bay and ample underground parking.

## ENVIRONMENTAL

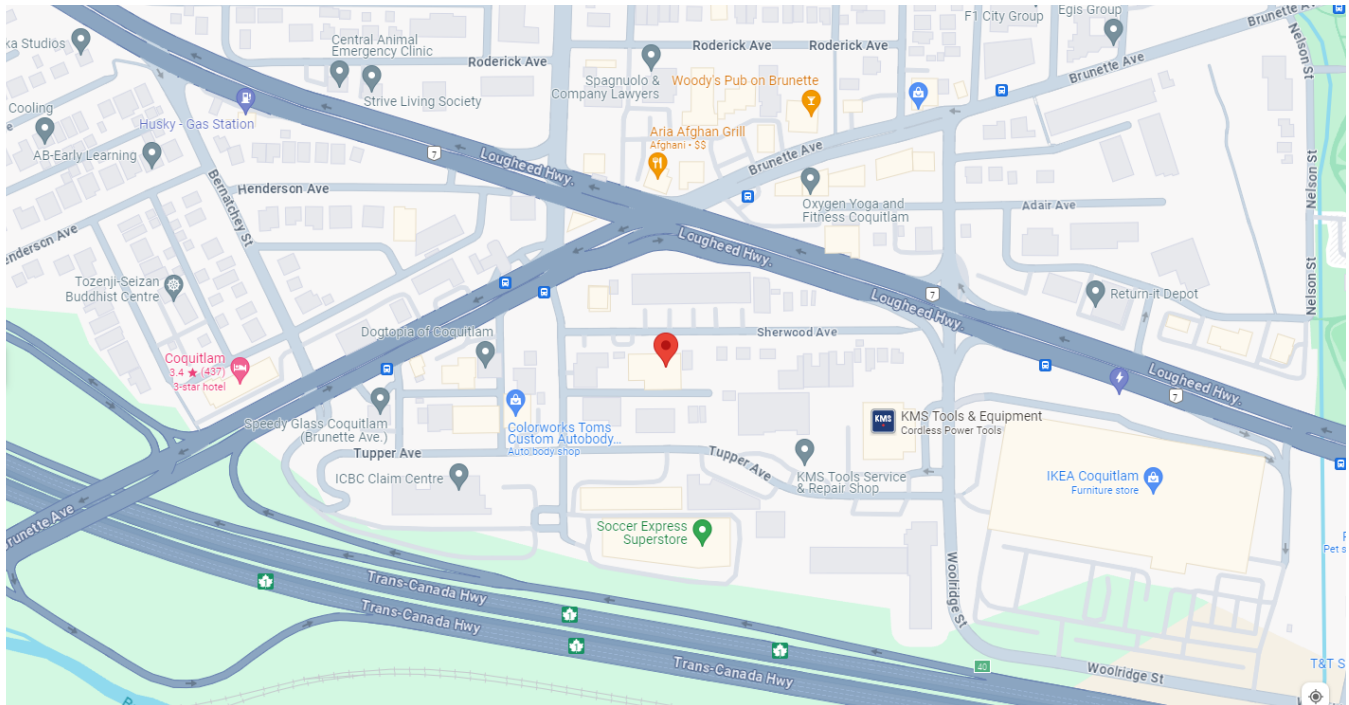
There is a Phase 1 Environmental Site Assessment for the property indicating further investigation is NOT warranted.

## PROPERTY DETAILS

<b>PID</b>	015-737-756
<b>Legal Description</b>	Lot "C" (AC330403), BLOCK 7, DISTRICT LOT 16, GROUP 1 , NEW WESTMINSTER DISTRICT PLAN 1531
<b>Site Area</b>	12,078 SQFT
<b>Rentable Area</b>	11,210 SQFT
<b>Zoning</b>	M1 General Industrial
<b>Property Taxes</b>	\$49,148.58 (2023)
<b>NOI Per Annum</b>	Contact Listing Agent

**PRICE** **\$5,100,000.00**

***Please do NOT approach tenants.***

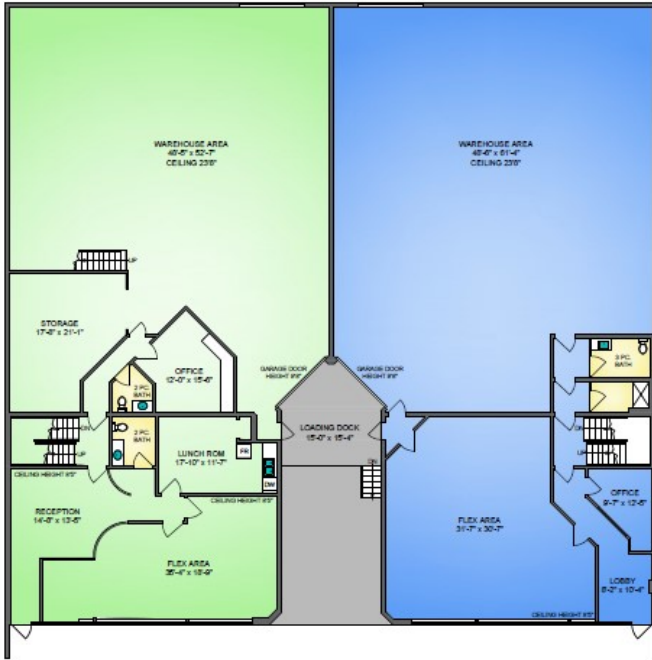


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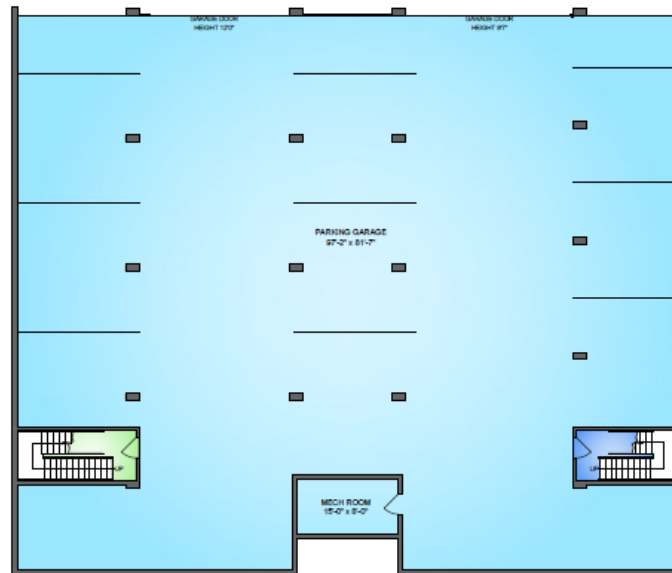
MAIN FLOOR  
8719.87 SQ. FT.  
23'8"-8'5" CEILING



UPPER FLOOR  
3848.52 SQ. FT.  
12'9"-12'6" CEILING



GARAGE/MECH. ROOM  
7900.32 SQ. FT.



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