## BELOW REPLACEMENT LAND VALUE



#### 2.19 ACRE INDUSTRIAL INVESTMENT OPPORTUNITY

### 68 FAWCETT ROAD coquitlam, bc

**D. NATHAN KEWIN** Personal Real Estate Corporation Vice President 604 640 5885 nathan.kewin@cushwake.com



# PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire a 12,790 SF building on 2.19 acres of secured industrial land strategically located on Fawcett Road, close to Trans-Canada Highway. Currently the site is leased to Thermo King of BC and generates a net operating income of \$421,807. This low site coverage property is in high demand from tenants and investors.

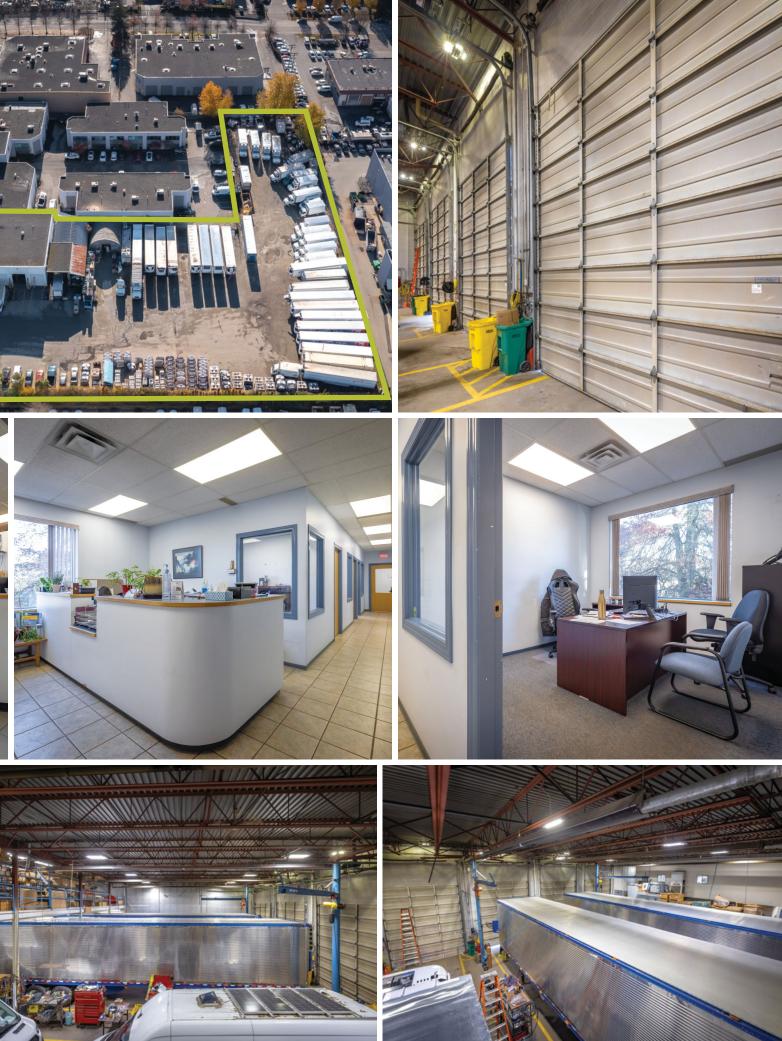
**Civic Address:** 68 Fawcett Road, Coguitlam BC

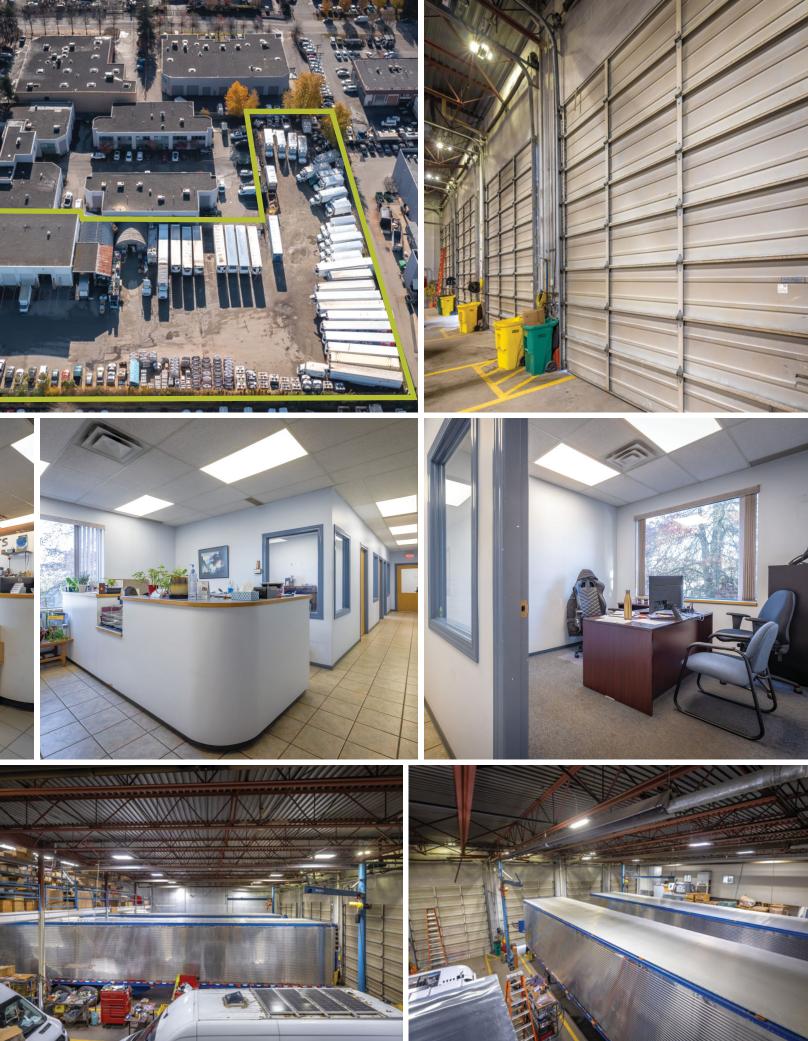
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PID:	024-165-689
Legal Description:	Lot A District Lot 20 Group 1 New Westminster District Plan LMP38190
Site Size:	2.19 acres
Building Size:	Approximately 12,790 sf
Zoning:	M1 General Industrial
Property Taxes:	\$171,632.58 (2024)
Lease Expiry:	November 4, 2026 One option to renew for five (5) years at market
NOI:	\$421,807
BC Assesment:	\$16,537,000
Price:	<del>\$13,600,000</del> <b>\$13,300,000</b>



Thermo King is a global leader in the manufacturing and service of refrigeration and heating units in the transportation industry. They provide the largest, fine temperature control units for trucks, trailers, rail cars, and ocean going containers around the world.











# LOCATION

MAPLE LEAF STORAGE OULEVARD FAWCETT ROAD CANSTAR RESTORATIONS LEAVITT

TRANS

UNITE

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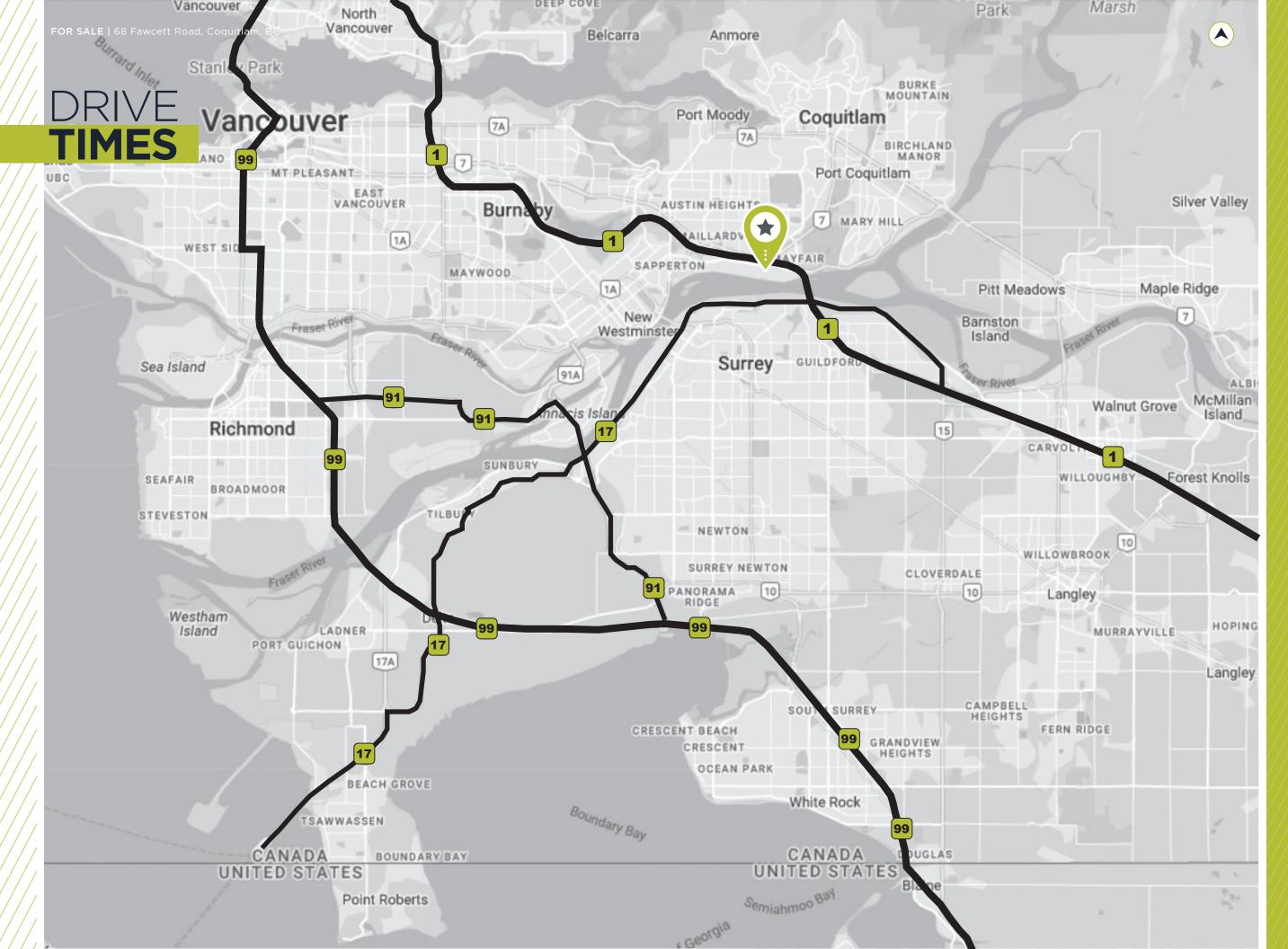
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FOR SALE | 68 Fawcett Road, Coquitlam, BC







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