



**CUSHMAN &  
WAKEFIELD**



**FOR SALE | UNIT 11**  
**62 FAWCETT ROAD**  
COQUITLAM, BC

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# UNIT 11

# 62 FAWCETT ROAD

COQUITLAM, BC

## LOCATION

The subject property is located within the Cape Horn industrial area just south of United Boulevard and 5 minutes or less from Highway 1, the Lougheed Highway and the Mary Hill ByPass. The immediate area is host to a Home Depot, Hard Rock Casino and restaurant, Tim Hortons and Wendy's. The restaurants and other amenities of Lougheed Highway and Schoolhouse Street are a short drive away. Downtown Vancouver is just 25 minutes to the west.

## ZONING

M-2 (Industrial Business) zoning allows for a wide variety of industrial uses and some commercial uses.

## LEGAL DESCRIPTION

Strata Lot 11 District Lot 20 Group 1 New Westminster District Strata Plan LMS2693 (PID: 023-687-771)

## SALE PRICE

\$1,195,000

## PROPERTY TAXES (2024)

\$12,553.02

## STRATA FEES

Approximately \$599.00 per month, plus GST

## AVAILABILITY

Approximately 60 days notice

## BUILDING FEATURES

- 120/208 Volts, 200 Amps 3-phase electrical service (purchaser/tenant to confirm)
- Security system
- Four (4) designated parking stalls, some visitor parking, and one (1) loading stall

### Warehouse Area

- Forced air gas heating
- One (1) 9'x 12' grade loading door
- Approximately 19'4" clear ceilings
- One (1) 2-pc handicap-accessible washroom
- Dust collection system

### Second Floor Office

- HVAC system
- Carpeted
- LED lighting
- Dropped t-bar ceilings
- Three (3) private offices plus open plan

### Mezzanine Storage

## AVAILABLE AREA

Warehouse	1,563 SF
Second Floor Office	679 SF
Mezzanine Storage	174 SF
<b>TOTAL AVAILABLE AREA</b>	<b>2,416 SF</b>



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