



**CUSHMAN &
WAKEFIELD**

FOR SALE

Unit 106

1875 BROADWAY STREET
PORT COQUITLAM, BC

HIGH EXPOSURE SMALL BAY WAREHOUSE UNIT

1,960 SF AVAILABLE



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LOCATION

The building is located on the northwest corner of Langan Avenue and Broadway Street within the Mary Hill industrial area. Easy access is granted to the TransCanada Highway via the Mary Hill ByPass to the west, as well as points north and east via the Coast Meridian Overpass and Lougheed Highway.

ZONING

M-3 (Clean Industrial) permits a wide range of industrial uses plus accessory retail sales.

PROPERTY FEATURES

- Small front office and mezzanine
- Broadway Street exposure
- Approximately 17' 9" ceiling in warehouse
- New insulated 10' x 14' front grade loading door
- 3-phase electrical service
- Handicap-accessible 2-pc washroom
- Fluorescent lighting
- Forced-air gas warehouse heating
- Baseboard heating in office
- Three (3) parking stalls

AVAILABLE AREA

Main Floor Office/Showroom	230 SF
Warehouse	1,500 SF
Main Floor Area	1,730 SF
Mezzanine Office	230 SF
Total Available Area	1,960 SF

PROPERTY TAXES (2025)

\$11,079.32

SALE PRICE

\$1,295,000

AVAILABILITY

Immediately

COMMENTS

Rarely available high exposure warehouse unit with small front office.



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