

FOR SALE

VACANT, CLEANED & FRESHLY PAINTED

**1,975 SF HIGH CEILING SHELL UNIT WITH NO MEZZANINE
MARY HILL BYPASS EXPOSURE**



UNIT 2114

1225 KINGSWAY AVE

PORT COQUITLAM, BC



HIGHLIGHTS/

LOCATION

The unit is located at the east end of Kingsway Avenue, adjacent to the Mary Hill ByPass. There is easy access to nearby major arterial routes including the Mary Hill ByPass, Lougheed Highway, Coast Meridian Overpass and the Pitt River Bridge. Fremont Village Shopping Centre is just 5 minutes away.

ZONING

M-2 (Heavy Industrial) zoning allows for a wide variety of industrial uses. A copy of the zoning bylaws and strata bylaws are available for review.

LEGAL DESCRIPTION

Strata Lot 8, Section 17 and 18, Block 6 North, Range 1 East, New Westminster District, Strata Plan BCS1753 (PID:026-620-120)

AVAILABLE AREA

1,975 SF of main floor space that is predominantly warehouse with a small high ceiling office/showroom at the front.

ASKING PRICE

\$1,395,000

STRATA FEES

\$563.59 per month, including GST

BUILDING FEATURES

- Concrete tilt-up construction (2005)
- High visibility along the Mary Hill ByPass
- Fully sprinklered
- Three (3) designated parking spaces
- Approximately 21' clear ceilings
- 208V / 100A, 3-phase electrical service
- Large window frontage
- One (1) 10' x 12' rear grade loading door
- One (1) 2-pc washroom
- Energy efficient fluorescent lighting
- Ceiling fans
- Radiant tube warehouse heating

PROPERTY TAXES (2025)

\$12,426.07

AVAILABILITY

Immediate, Vacant Possession

COMMENTS

Potential to add approx. 850 SF custom built brand new mezzanine office at approx \$200 PSF, resulting in new quality unit at overall value in the mid-\$500 PSF range.



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