

2230 HARTLEY AVENUE

Coquitlam, BC

FOR SALE | OWNER-USER/INVESTMENT OPPORTUNITY



**EXCEPTIONALLY IMPROVED
10,640 SF BUILDING ON 1 ACRE OF LAND**



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SITE AREA

1 acre

BUILDING AREA

Ground Floor Warehouse & Office	5,880 SF
Mezzanine Office	4,760 SF
Total Available Area	10,640 SF
Quonset Hut	1,115 SF

EXISTING TENANCY

Tenant:	Penfolds Roofing & Solar
Lease Expiry:	November 30, 2028 <i>*No option to renew</i>

NOI:	2025: \$348,788
	2026: \$357,508
	2027: \$366,446
	2028: \$375,607

ZONING

M1 - General Industrial

SALE PRICE

\$10,000,000

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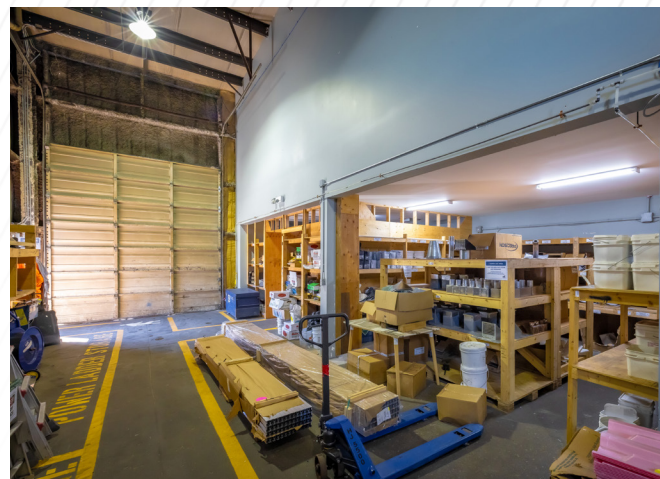
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LOCATION

Strategically situated in the heart of the Cape Horn industrial area, 2230 Hartley Avenue offers quick access to Trans-Canada Highway (Hwy 1), Lougheed Highway (Hwy 7), and the Port Mann Bridge. This central location provides seamless connectivity across Metro Vancouver with Burnaby, Port Coquitlam and Surrey all less than a 15-minute drive away.

PROPERTY FEATURES

- Private and open plan offices
- Showroom and multiple boardrooms
- Kitchen
- HVAC in office area
- Four (4) washrooms
- One (1) grade door
- Solar-paneled roof
- Fully paved, fenced and gated site
- 3-phase power: 400A, 120/208V (to be confirmed by the purchaser)
- 20' ceiling height in warehouse





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