

2230 HARTLEY AVENUE

Coquitlam, BC

FOR SALE | INVESTMENT OPPORTUNITY

NEW PRICE



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



D. NATHAN KEWIN | Personal Real Estate Corporation | Senior Vice President | +1 604 640 5885 | nathan.kewin@cushwake.com

BLAKE GOZDA | Personal Real Estate Corporation | Senior Vice President | +1 604 608 5971 | blake.gozda@cushwake.com

JEEVAN BATH | Associate | +1 778 401 6294 | jeevan.bath@cushwake.com

FOR SALE

2230 HARTLEY AVENUE

Coquitlam, BC

INVESTMENT OPPORTUNITY



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 Inc.
NOI:	\$366,446 (December 1, 2026 - November 30, 2027)
	\$375,607 (December 1, 2027 - November 30, 2028)
Lease Expiry:	November 30, 2028 <i>*No option to renew</i>

ZONING

M1 - General Industrial

SALE PRICE

\$8,100,000

FOR SALE

2230 HARTLEY AVENUE

Coquitlam, BC

INVESTMENT OPPORTUNITY

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
- Two (2) grade doors
- 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





2230 HARTLEY AVENUE

Coquitlam, BC

FOR SALE | INVESTMENT OPPORTUNITY

D. NATHAN KEWIN | Personal Real Estate Corporation | Senior Vice President | +1 604 640 5885 | nathan.kewin@cushwake.com

BLAKE GOZDA | Personal Real Estate Corporation | Senior Vice President | +1 604 608 5971 | blake.gozda@cushwake.com

JEEVAN BATH | Associate | +1 778 401 6294 | jeevan.bath@cushwake.com

CUSHMANWAKEFIELD.COM



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. **PD-125451_V11**