FOR SALE

2,512 SF HIGH PROFILE WAREHOUSE/OFFICE UNIT

NEW FALL PRICING
$1,250,000

UNIT 707

2071 KINGSWAY AVE

KINGSWAY CORPORATE CENTRE

PORT COQUITLAM, BC

CUSHMAN & WAKEFIELD

HIGHLIGHTS

LOCATION

This high-quality complex sits on a prominent, high-visibility corner along Kingsway Avenue, directly across from the Port Coquitlam Community Centre. Its location offers walkable access to all the amenities of Downtown Port Coquitlam and provides excellent connectivity to the Lougheed Highway and the Mary Hill Bypass.

LEGAL DESCRIPTION

Strata Lot 51 District Lot 463 Group 1 New Westminster District

Strata Plan LMS3723

(PID: 025-443-364)

ZONING

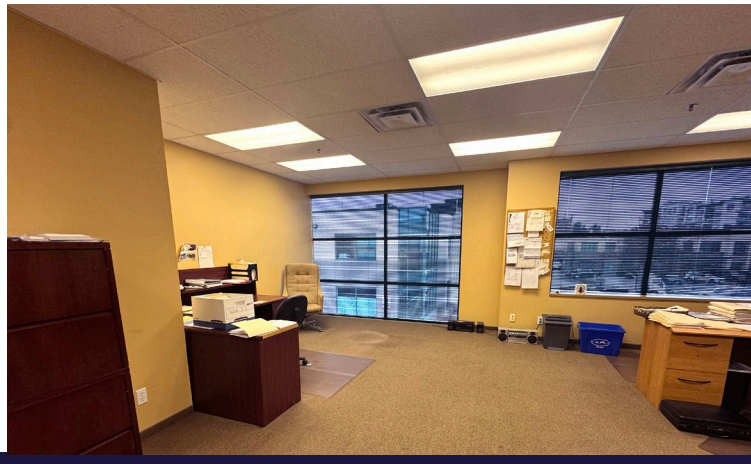
CD20 zoning provides flexible light-industrial guidelines that accommodate a broad range of industrial uses along with select office uses. Accessory retail uses are also permitted, offering additional versatility for occupants.

BUILDING FEATURES

- Concrete tilt-up construction (2001)
- Fully sprinklered
- High profile corporate presence
- Approximately 21'7"ceilings in warehouse
- One (1) 9'x10' front glass grade loading door
- Radiant tube warehouse heating
- Fluorescent lighting in warehouse
- Ample natural light to office & warehouse areas
- Office/meeting room on main floor
- Open plan 2nd floor office
- One (1) washroom and kitch-enette on main floor
- One (1) washroom and shower room on 2nd floor
- Fully sprinklered
- Three (3) designated parking stalls plus visitor stalls throughout the complex

BUILDING AREA

Main Floor Office / Showroom	511 SF
Warehouse	1,207 SF
Main Floor Area	1,718 SF
Second Floor Office	794 SF
Total Available Area	2,512 SF



ASKING PRICE

$1,250,000

STRATA FEES

$465.53 per month, plus GST

PROPERTY TAXES (2026)

Approximately $15,050.00

AVAILABILITY

Main floor is now vacant. The 2nd floor tenant has a lease expiring September 30, 2026, but may leave sooner.

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