

FOR SALE

16 FAWCETT ROAD

UNIT 107 | COQUITLAM, BC



3,173 SF WITH RIVER VIEWS



OPPORTUNITY

To acquire a well-finished industrial space with generous loading room, ample parking & riverviews in a central Metro Vancouver location.

LOCATION

The subject property is located at the southern foot of Cape Horn Business Park, overlooking the Fraser River. Easy access can be granted to the Trans-Canada Highway, Lougheed Highway and the Mary-Hill By-Pass.

PROPERTY FEATURES

- Concrete tilt-up construction (1995)
- 12' x 14' grade level loading at rear
- 15'-22' warehouse ceilings
- 3-phase electrical service
- Fully sprinklered
- Fluorescent lighting
- Nicely finished office space serviced with HVAC system
- 3-pc handicap-accessible washroom
- Multiple private offices & reception area
- Kitchenette with sink, counter & cabinetry
- Five (5) designated parking spaces plus visitor



AVAILABLE AREAS

Unit 107

Main Floor Office	817 SF
Warehouse Area	1,059 SF
Main Floor Area	1,876 SF
Second Floor Office	925 SF
Mezzanine Storage	372 SF
TOTAL FLOOR AREA	3,173 SF

ZONING

M-2 Industrial Business

PROPERTY TAXES (2025)

\$13,087.14

STRATA FEE

\$965.94 per month

SALE PRICE

\$1,550,000

AVAILABILITY

Immediate

COMMENTS

Nicely finished unit in highly sought-after complex with direct river views, excellent parking and loading areas



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