CUSHMAN & WAKEFIELD

FOR SALE
Units 101A & 101C

1952 KINGSWAY AVENUE
PORT COQUITLAM



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LOCATION
Located in the Kingsway Business Centre on the southside of Kingsway Avenue, this complex offers easy access to Lougheed Highway, the Mary Hill Bypass and the TransCanada Highway.

ZONING
M-1 (General Industrial) zoning allows for a wide variety of industrial uses, including research, processing, assembly, distribution and repair services. A copy of the zoning bylaws and strata bylaws are available for review.

PROPERTY FEATURES
- Concrete tilt-up construction
- Recent roof replacement to immediate building
- 3-phase electrical service (buyer to confirm)
- Fluorescent lighting
- Ceiling fans
- 20′ ceilings in warehouse
- One (1) 10′ x 14′ grade loading door
- Air-conditioning in office areas and warehouse
- Forced air gas heat in warehouse
- Handicap accessible washroom
- Alarm system
- Excellent street exposure
- Mountain views from mezzanine offices

AVAILABLE AREA

Main Floor	3,457 SF
Mezzanine Office / Showroom / Storage	1,383 SF
Total Available Area	4,840 SF

PROPERTY TAXES (2026)

Unit 101A	**$14,602.09**
Unit 101C	**$8,568.33**

STRATA FEES

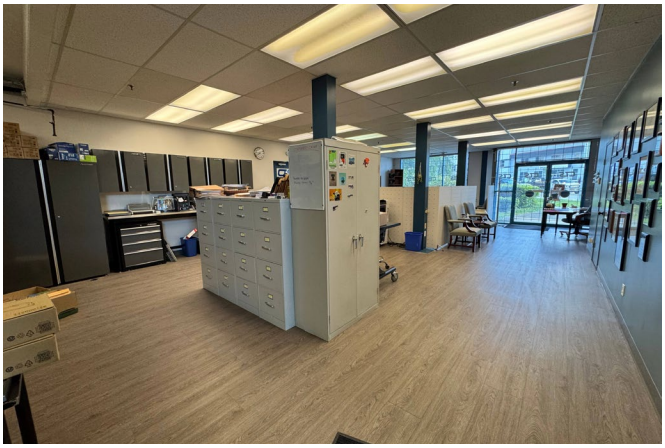
Unit 101A	**$358.65**
Unit 101C	**$815.64**

SALE PRICE
$2,495,000

AVAILABILITY
Immediate







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