

# Strata Unit for Sale/Lease

#418 - 1952 Kingsway Avenue,  
Port Coquitlam



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## LOCATION

This unit is located in Kingsway Business Centre and offers easy access to the Lougheed Highway, the Mary Hill Bypass and Highway 1

## BUILDING FEATURES

- Concrete tilt up construction
- Washroom on ground floor
- 10' wide x 12' high grade level door
- Heating and air conditioning on 2nd floor

## ZONING

M-1; General Industrial Zone. This zoning allows for a wide variety of uses including research, processing, assembling and distribution uses. Zoning bylaw is available.

## POSSESSION

October 1, 2019

## AREA

Main floor warehouse	936 sq. ft. (approx.)
2nd floor office	886 sq. ft. (approx.)
<b>TOTAL AREA</b>	<b>1,822 sq. ft. (approx.)</b>

**Some improvements were completed without permits**

## LEASE RATE

\$12.00 per sq. ft. or \$1,822 per month

## OPERATING COSTS

\$1,004.64 per month

## STRATA FEES

\$235.60 per month

## TAXES (2019)

\$6,776.93

## ASKING PRICE

\$690,000

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