

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

Immediate

AREA

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

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

\$667,000

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