



FOR SALE

2655 KINGSWAY AVENUE
PORT COQUITLAM, BC

**2,858 SF FREESTANDING
HIGH EXPOSURE OFFICE / WORKSHOP**



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LOCATION

The building is located on the north side of Kingsway Avenue and offers easy access to major routes like Lougheed Highway, Mary Hill Bypass, and Trans-Canada Highway.

ZONING

M-1 (General Industrial) zoning allows for a variety of different uses including:

- Manufacturing
- Processing
- Assembly
- Trade contractors
- Commercial indoor recreation
- Utilities
- Retail sale of industrial supplies
- Return depots
- Machinery and equipment repair
- Beer and wine making
- Production studios
- Advanced technology industries

FEATURES

- Concrete block construction
- 10' clear ceiling height in warehouse
- 3-phase electrical service (purchaser to verify)
- One (1) grade loading door
- Two (2) washrooms on main floor
- One (1) washroom on second floor including shower
- Three (3) parking stalls
- Kitchenette
- Fluorescent lighting

BUILDING SIZE*

Office	1,545 sf
Warehouse	1,313 sf
Total Approximate Area	2,858 sf

**to be confirmed by purchaser as required*

LOT SIZE

2,666 sf (0.0612 acres)

YARD AREAS

Potential for side yard area to allow for extra stacked parking or storage, as well as potential to rent rear yard area from CP Rail.

PROPERTY TAXES (2018)

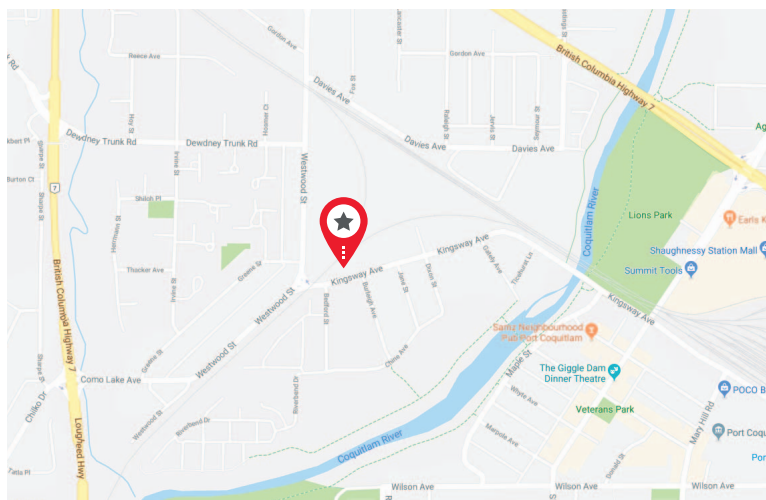
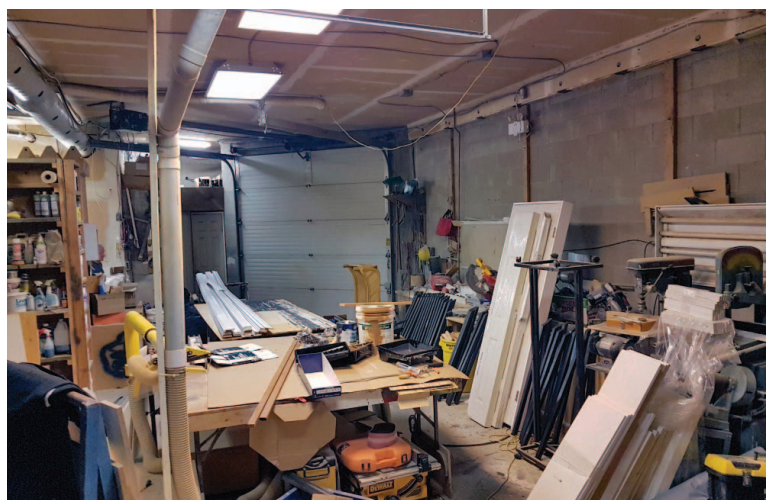
\$10,665.57

SALE PRICE

\$995,000

AVAILABILITY

Immediate



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