

FOR SALE | OFFICE/WAREHOUSE UNIT
UNIT 117 - 1515 BROADWAY STREET
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Location

Mary Hill Business Park offers a high profile, business park location adjacent to the Mary Hill By-Pass just minutes from Highway 1 and the Lougheed Highway. Tenants will enjoy a professional business park environment with surrounding trees and creeks. Virtually all areas of Greater Vancouver are within a half hour drive from this very accessible location.

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Zoning

CD zoning (Under M-1, M-3 and M-4 guidelines). This allows for a wide range of industrial uses, such as wholesale, storage, manufacturing, testing, servicing and repairing of goods or materials, and accessory retail uses.

Features

- ▶ 20' clear ceiling height
- ▶ Grade loading door (12'x14')
- ▶ 3-phase electrical service
- ▶ Fluorescent lighting
- ▶ Fully sprinklered
- ▶ Reception area
- ▶ Private and open plan office areas
- ▶ HVAC offices (up and down)
- ▶ Radiant tube warehouse heat
- ▶ Bathrooms up and down (2nd floor bathroom with shower)
- ▶ Boardroom/lunchroom and kitchen
- ▶ (5) parking stalls (including loading area)

Available Space

Ground floor office	918 SF
Mezzanine office	960 SF
Warehouse area	1,000 SF
Total finished area	2,878 SF (approx.) *
Unfinished mezzanine	328 SF
Total area	3,206 SF (approx.) *

**Buyer to verify all measurements*

Asking Price

\$1,195,000.00

Property Taxes (2019)

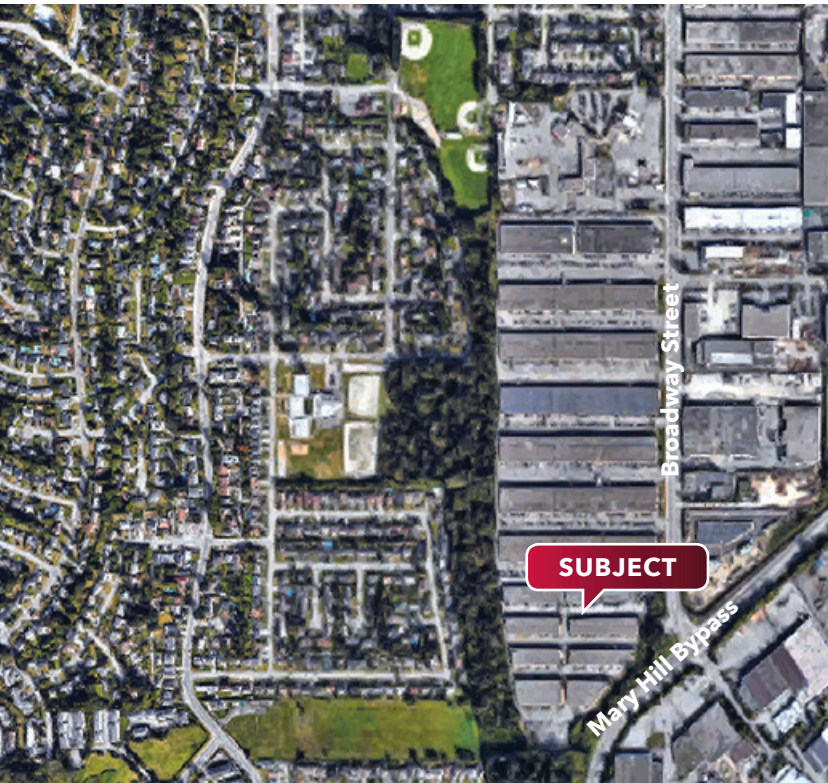
\$10,757.19

Strata Fees

\$314.87

Availability

Contact Agents



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