

FOR SALE | INDUSTRIAL/OFFICE
UNIT 709 - 2071 KINGSWAY AVENUE
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

REDUCED PRICE



- ▶ **High Profile 3,251 SF Office/Warehouse Unit**
- ▶ **Kingsway Corporate Centre**
- ▶ **Investment Opportunity**

Location

Kingsway Corporate Centre is located on a high visibility corner of Kingsway Avenue across from the Port Coquitlam Recreation Complex. This location is within walking distance to all of the amenities of Downtown Port Coquitlam and offers easy access to the Lougheed Highway and Mary Hill ByPass.

Highlights

- ▶ High profile corporate presence
- ▶ Concrete tilt-up construction
- ▶ Storage warehouse and office areas
- ▶ Grade loading
- ▶ Complete exterior repaint September 2020

Steve Caldwell

Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

Ryan Barichello

D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com



Zoning

CD with light industrial guidelines. Office and accessory retail uses are allowed.

Features

- ▶ Seperate HVAC systems on main and second floor
- ▶ Fully sprinklered
- ▶ Alarm system
- ▶ One (1) washroom on each floor
- ▶ Three (3) parking stalls plus loading area, plus visitor parking available
- ▶ 10' x 10' bay door
- ▶ 200A 3 phase power

Tenancy Information

Ground floor leased until March 31st, 2023
Second floor is leased until November 30th, 2024

**Each tenant has two 5 year renewal options*

Asking Price

\$1,300,000.00

Rental Income

\$3,251.00 per month or \$39,012.00 per annum NNN

Strata Fees (2020)

\$300.75 per month

Property Taxes (2020)

\$9,119.17

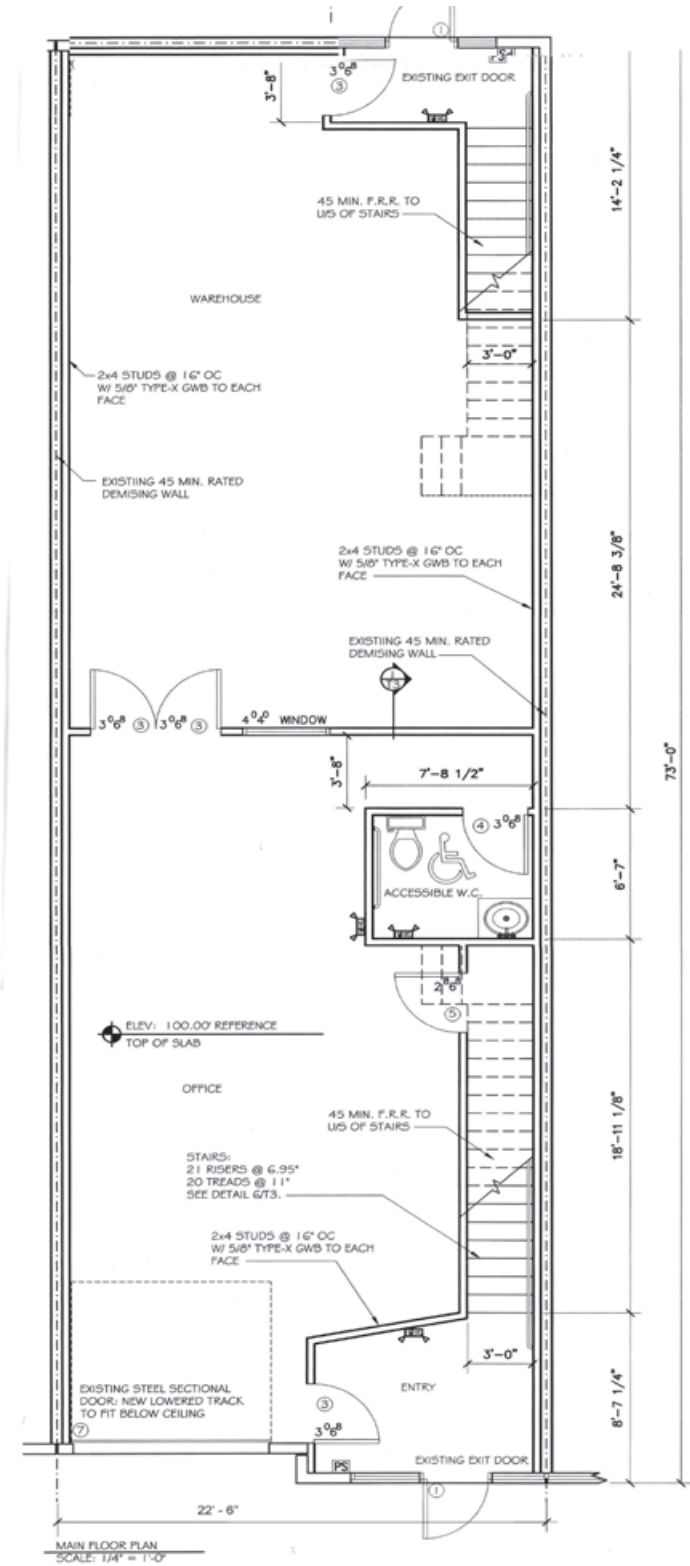
Additional Rent (Cam & Property Taxes) Est. 2020

\$4.36 PSF per annum

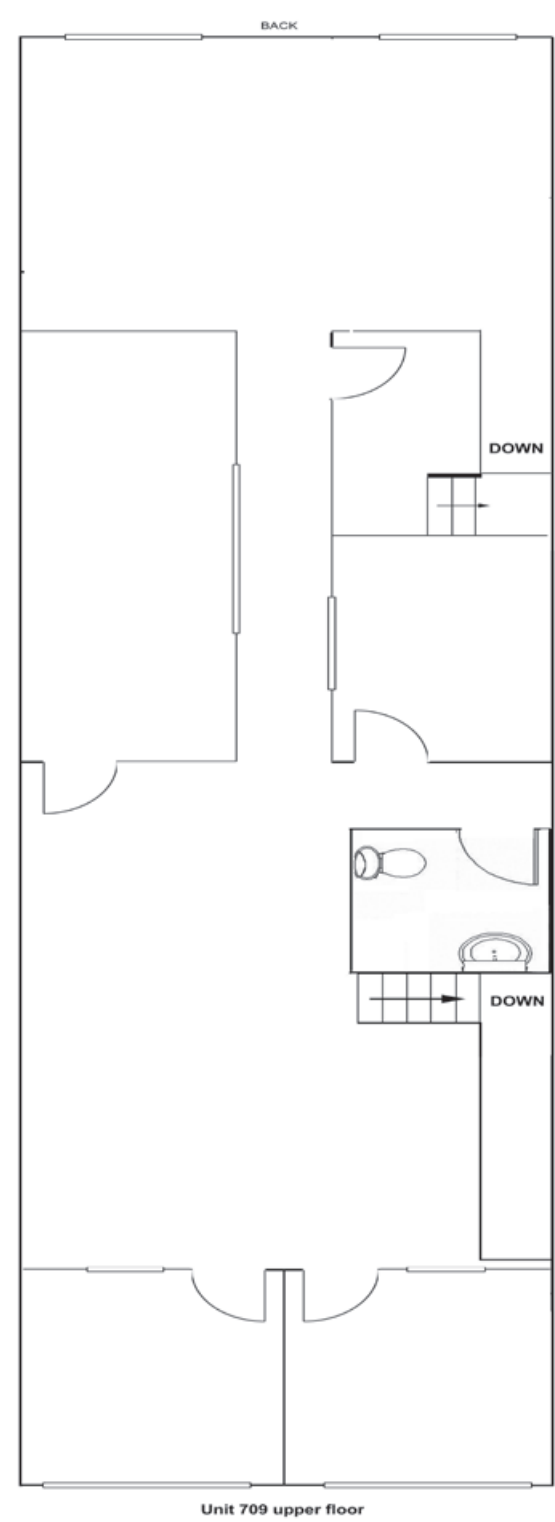
Available Space

Ground floor warehouse and office	1,625 SF
Second floor fffice	1,626 SF
Total	3,251 SF

Main Floor Plans

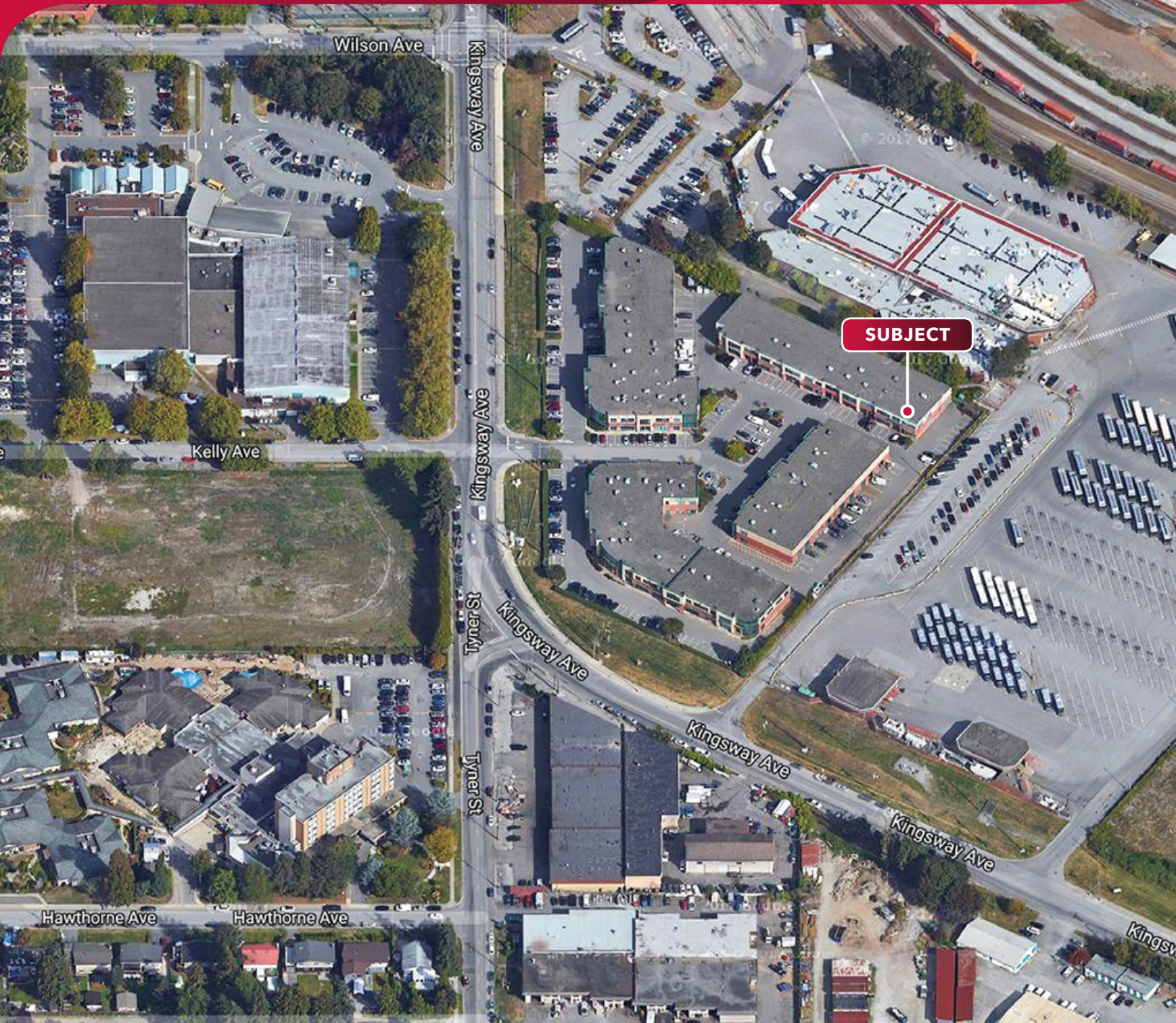


Second Floor Plans



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