116 - 1515 BROADWAY STREET, PORT COQUITLAM 3,259 SQFT OFFICE/WAREHOUSE

FOR LEASE/ SALE

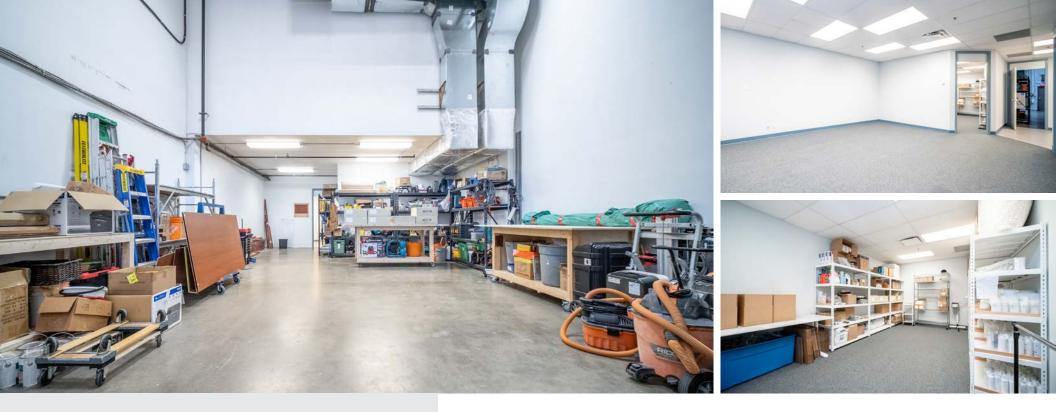




STATHIS MICHAEL SAVVIS

personal real estate corporation savvi@williamwright.ca 604.545.0636

Commercial Real Estate Services





Right off the Maryhill Bypass

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3 phase electrical services



Sprinklered



22 feet ceiling height

FOR SALE/LEASE Office/Warehouse Opportunity in Port Coquitlam

This ± 3,259 sq. ft. office/warehouse is located on Broadway Street in Port Coquitlam. Centralized in Greater Vancouver, just off the Mary Hill Bypass, this strategic location allows for convenient access to all major Metro Vancouver locations via the Mary Hill Bypass, the Trans-Canada Highway and the Lougheed Highway. Building features nicely finished offices, excellent parking in the front and back, 22' clear ceiling heights, overhead unit gas heater, a/c in the showroom and offices but can be added to the warehouse, rear grade loading door (12x14 feet) and concrete tilt-up construction. The unit is sprinklered and the CD zoning allows for a wide range of uses, such as wholesale, storage, manufacturing, testing, servicing and repairing of goods or materials, and accessory retail uses. There is common area dock loading area for the use of occupants in the complex. (No Automotive Uses)

Salient Facts

SIZE +/- 3,259 SQFT

zoning CD9

PARKING 4 + 2

LEASE DETAILS

BASIC RENT \$20/FT

ADDITIONAL RENT \$6.22/FT

MONTHLY RENT \$7,120.92 + GST

SALE DETAILS

PROPERTY TAXES \$12,493.48

STRATA FEES \$335.19

PID 023-956-364

LEGAL DESCRIPTION LOT 13, BLOCK P, SECTION 4, VICTORIA DISTRICT, PLAN 33A

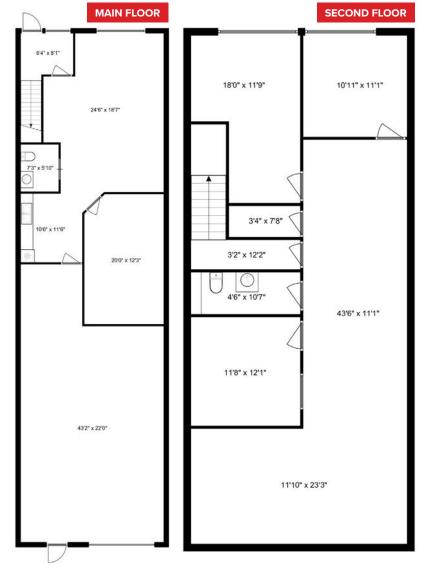
PRICE Contact Listing Agent







Floorplans



Sizes are approximate and based on architectural measurements.



Location

The Port Coguitlam TransLink bus loop, integrated with the West Coast Express station, is a crucial transit hub in Port Coguitlam, British Columbia. It facilitates seamless connections between multiple bus routes and the West Coast Express commuter rail, which links suburban areas to downtown Vancouver. This hub is essential for commuters, offering efficient, comfortable transit options for those traveling to and from the city. With user-friendly facilities, it supports sustainable transportation by encouraging public transit use, thereby reducing reliance on personal vehicles. The bus loop's strategic location and design make it a vital component of the region's transportation network.

SUBJECT PROPERTY DISTANCES	
7 MIN DRIVE	
2 MIN DRIVE	
8 MIN DRIVE	
42 MIN DRIVE	

FOR MORE INFORMATION CONTACT

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William Wright Commercial Real Estate Services Inc. #350-522 Seventh Street, New Westminster T 604.545.0636 | F 604.545.0637 williamwright.ca