

1140 - 853 SEABORNE AVENUE, PORT COQUITLAM
2,700 SQFT OFFICE/WHOLESALE/WAREHOUSE UNIT

**FOR
LEASE/
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

STATHIS MICHAEL SAVVIS

PERSONAL REAL ESTATE CORPORATION

savvi@williamwright.ca

604.545.0636



Central Location



Fully Finished Office Space



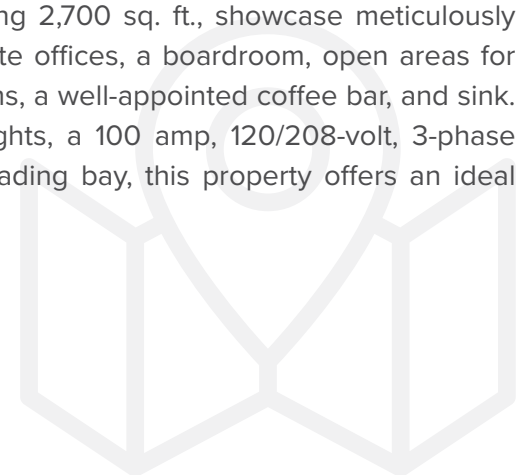
Close to All Major Retailers



Street Visibility from Seaborne Ave.

1140-853 SEABORNE AVENUE, PORT COQUITLAM

Strategically situated, Riverwood Business Park embodies an architecturally designed Office/Warehouse complex that exemplifies superior quality to meet the exacting demands of today's thriving businesses. Positioned in the heart of the rapidly expanding Dominion Triangle, an encompassing district featuring residential, commercial, retail, and industrial facets, this premier location offers seamless access to all corners of the Lower Mainland. The Lougheed Highway, Mary Hill Bypass, Trans Canada Highway, & Golden Ears Bridge facilitate efficient connectivity. This unit, spanning 2,700 sq. ft., showcase meticulously finished 2nd office space, comprising four private offices, a boardroom, open areas for collaborative work, two fully equipped washrooms, a well-appointed coffee bar, and sink. With warehouse areas boasting 10' ceiling heights, a 100 amp, 120/208-volt, 3-phase electrical service, and an 8' x 8' grade level loading bay, this property offers an ideal combination of functionality and convenience.



SIZE

+/- 2,700 SQFT

PARKING

3

ZONING

M3

LEASE DETAILS

BASIC RENT

\$25/FT

ADDITIONAL RENT

\$6.96/FT

SALE DETAILS

PROPERTY TAXES

\$11,277.15 (2022)

STRATA FEES

\$481.76

PID

031-313-663

LEGAL DESCRIPTION

Strata Lot 4 Plan EPS7346 Section 8 Range 1E Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PRICE

\$1,957,500.00





LOCATION

The Dominion Triangle District is Metro Vancouver's largest and most significant power centre currently under construction. Anchored by Walmart and Canadian Tire in the Fremont Village area and Costco, Home Depot as well as many other large international and national brands in the neighborhood. With easy access to HWY 1 via the Mary Hill By-pass and Lougheed HWY, you are in close proximity to Downtown Vancouver and Downtown Surrey, one of Canada's fastest growing cities.

FOR MORE INFORMATION CONTACT

STATHIS MICHAEL SAVVIS

PERSONAL REAL ESTATE CORPORATION

savvi@williamwright.ca

604.545.0636