

**UNIT 412 - 1952 KINGSWAY AVENUE, PORT COQUITLAM**  
INDUSTRIAL UNIT AT KINGSWAY BUSINESS CENTRE

**FOR  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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**High Ceilings; 19ft Throughout**



**Mostly Warehouse**



**Concrete Tilt-up Construction**



**Great Access to Major Highways**

## **FOR SALE**

# **SINGLE BAY INDUSTRIAL UNIT**

William Wright Commercial is proud to present this great single bay industrial unit. With a new roll up door, high ceilings, mostly warehouse with a mezzanine, and small office, this unit is perfect for the owner occupier and investors alike. With great access to the Lougheed Highway, Mary Hill Bypass, and Highway 1, this unit sits in a convenient area for all businesses. This unit's designated zoning is M-1, which allows for a variety of different uses, including manufacturing, processing, assembly and distribution. This unit has 3 phase power, concrete tile-up construction built in 1991, and an open concept mezzanine with large windows for natural light in the warehouse.

## SALIENT FACTS

### SIZE

+/- 1,106 SQFT

### PARKING

2 Stalls

### ZONING

M-1

### PROPERTY TAXES

\$6,452.51

### STRATA FEES

\$299.38

### PID

016-588-461

### LEGAL DESCRIPTION

STRATA LOT 24, PLAN  
NWS3356, DISTRICT LOT  
382&463, NEW WESTMINSTER  
LAND DISTRICT, TOGETHER  
WITH AN INTEREST IN THE  
COMMON PROPERTY IN  
PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA  
LOT AS SHOWN ON FORM 1 OR  
V, AS APPROPRIATE

### PRICE

\$684,900.00



Sizes are approximate and based on architectural measurements.

71  
VERY  
WALKABLE



## LOCATION

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

## TRANSIT

Close to the West Coast Express commuter rail line just off Kingsway Avenue, which is less than a 10-minute walk or a 3-minute bus ride to this unit.

## FOR MORE INFORMATION CONTACT

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