



FOR SALE/LEASE

503 - 1952 Kingsway Avenue,
Port Coquitlam



For more information, please contact
Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com



E& O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

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Executive Summary

OPPORTUNITY:

Opportunity to purchase or lease a 3,052 sf warehouse unit in Kingsway Business Centre. This unit is comprised of high ceiling warehouse space with an open showroom and a washroom on the main floor. The second floor has a nicely improved office space with a washroom and kitchenette.

LOCATION:

The subject property is located on the south side of Kingsway Avenue, in Port Coquitlam's industrial corridor with direct access to Lougheed Highway, Mary Hill Bypass and Highway One. This property is well connected to bus networks as well as close proximity to the West Coast Express commuter rail.

DETAILS:

Area	Main Floor 1,648 sf 702 sf	Warehouse Showroom with Washroom, Shower & Kitchenette Office with Washroom & Kitchenette
	Second Floor 702 sf	
	Total Area 3,052 sf	
Civic Address	503 - 1952 Kingsway Avenue	
Legal Description	Strata Lot 37 DL 382 Grp 1 NWD Strata Plan NWS3356	
PID	017-392-748	
Ceiling Height	18'	
Loading	One Grade Loading Door	
Property Tax	\$16,577.07 (2025)	
Maintenance Fee	\$692.82 per month	
Zoning	M1 General Industrial	
Lease Information	Base Rent	\$18.50 per sf
	Additional Rent	\$9.18 per sf
	Gross Monthly Rent	\$7,039.95 (plus GST)
SALE PRICE	\$ 1,625,000.00	



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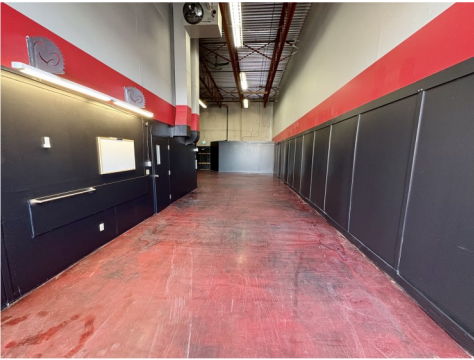
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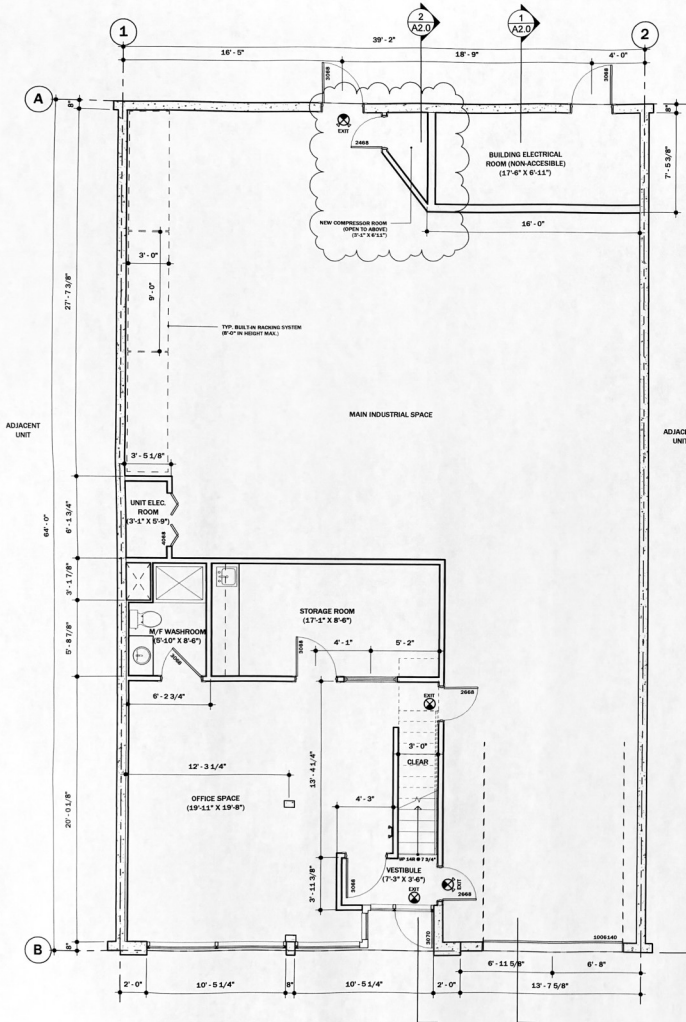


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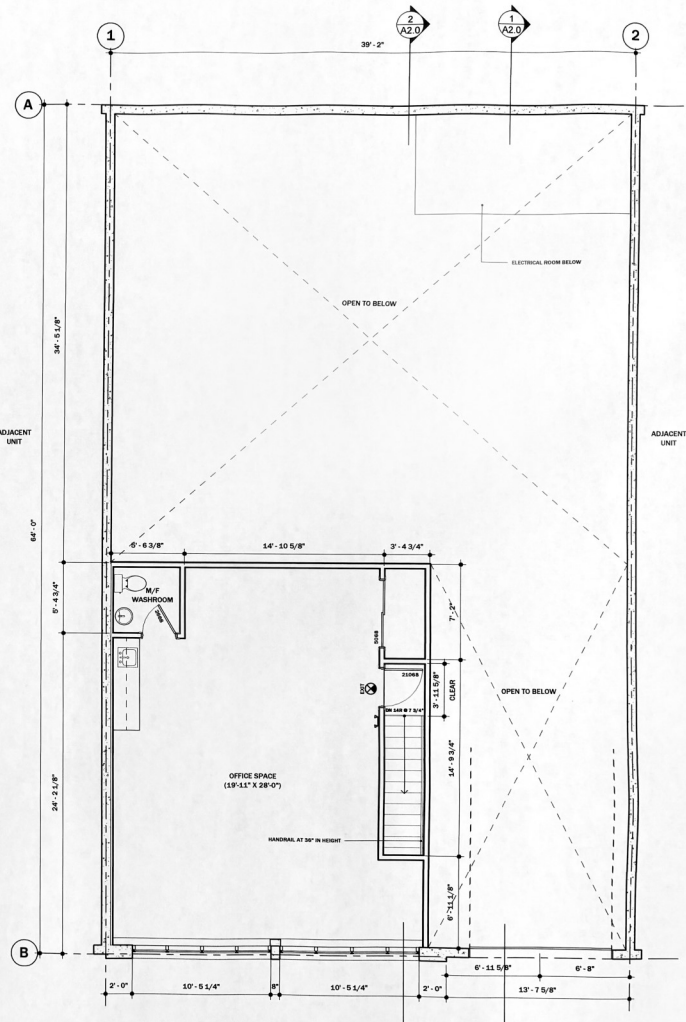
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FOR SALE/LEASE



1 MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"



2 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

1. ALL EXIT FACE OR C FACE OF V
2. ALL INT FACE OF S
3. ALL DIM THE BOTTC EITHER FIN
4. DRAWING AND DO W CODES OR
5. THE CHA NOT EFFEC EXIT PATH

LIFE SAFE SYMBOL	
	EXIT
	FIRE EXTINGUISHER

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