

204

CAYER STREET, UNIT 201
COQUITLAM, BC



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PRICE REDUCED

FOR SALE OR LEASE

TWO-BAY INDUSTRIAL STRATA BUILDING

7,597 SF BAY AVAILABLE

Steve Caldwell

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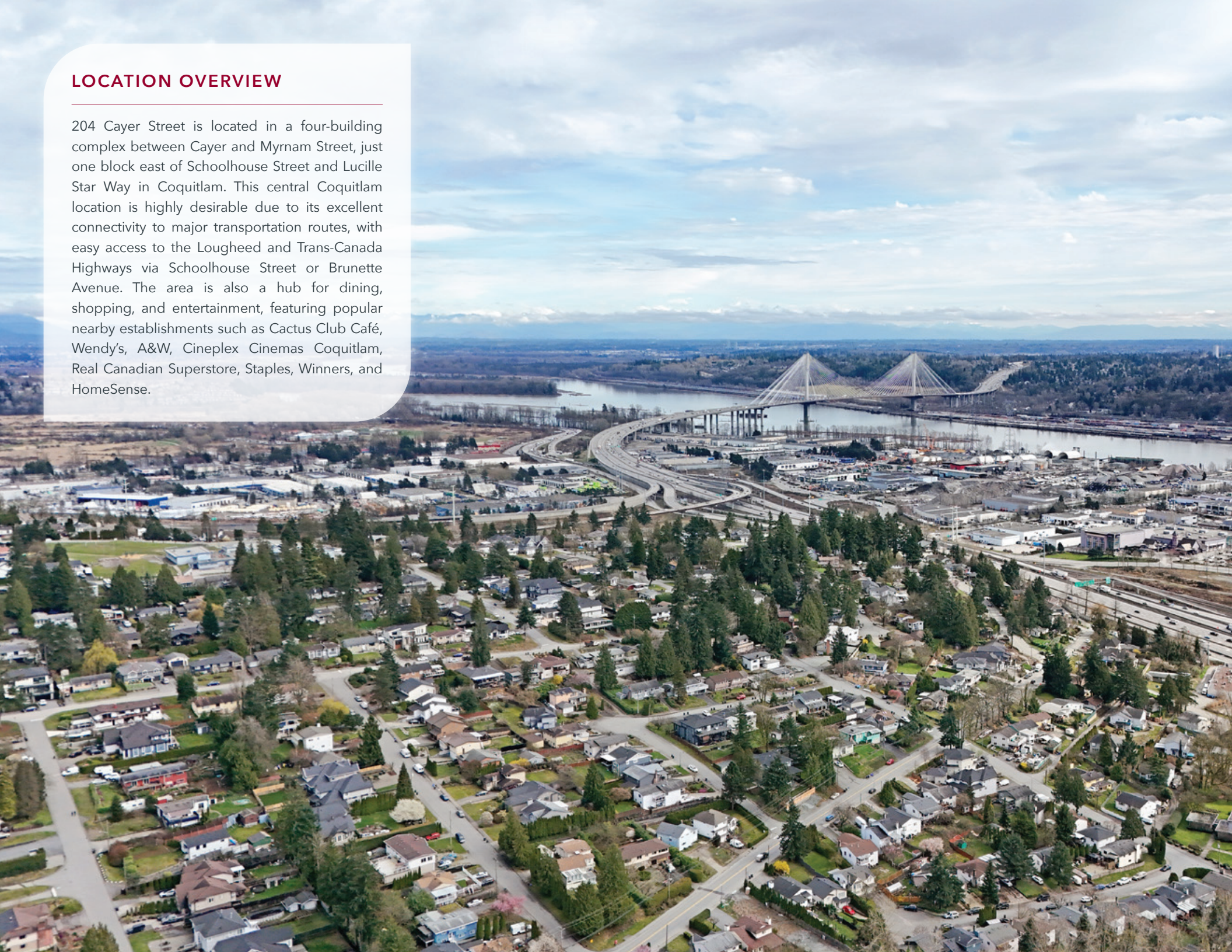
Mackenzie Fraser

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LOCATION OVERVIEW

204 Cayer Street is located in a four-building complex between Cayer and Myrnam Street, just one block east of Schoolhouse Street and Lucille Star Way in Coquitlam. This central Coquitlam location is highly desirable due to its excellent connectivity to major transportation routes, with easy access to the Lougheed and Trans-Canada Highways via Schoolhouse Street or Brunette Avenue. The area is also a hub for dining, shopping, and entertainment, featuring popular nearby establishments such as Cactus Club Café, Wendy's, A&W, Cineplex Cinemas Coquitlam, Real Canadian Superstore, Staples, Winners, and HomeSense.



Salient Details

Civic Address	#201 & 202 - 204 Cayer Street, Coquitlam, BC		
Legal Description	SL 4, 5, 21 & 22 DISTRICT LOT 47 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1456		
PID	001-802-453, 001-802-461, 018-149-472, 018-149-511		
Zoning	M-1 (Industrial)		
Building Size		Unit 201	Unit 202
	Warehouse	4,911 SF	8,460 SF
	Ground floor office	1,418 SF	1,400 SF
	Second floor office	1,268 SF	1,400 SF
	Total	7,597 SF	11,260 SF
Construction	Tilt-up concrete		
Strata Fees	\$870.56 per month		
Property Taxes	\$54,012.68 (2026)		
Asking Price	\$10,850,000 \$9,800,000 \$3,950,000		
Basic Lease Rate	\$20.50 PSF		
Additional Rent	\$8.60 PSF (2026 Estimate)		

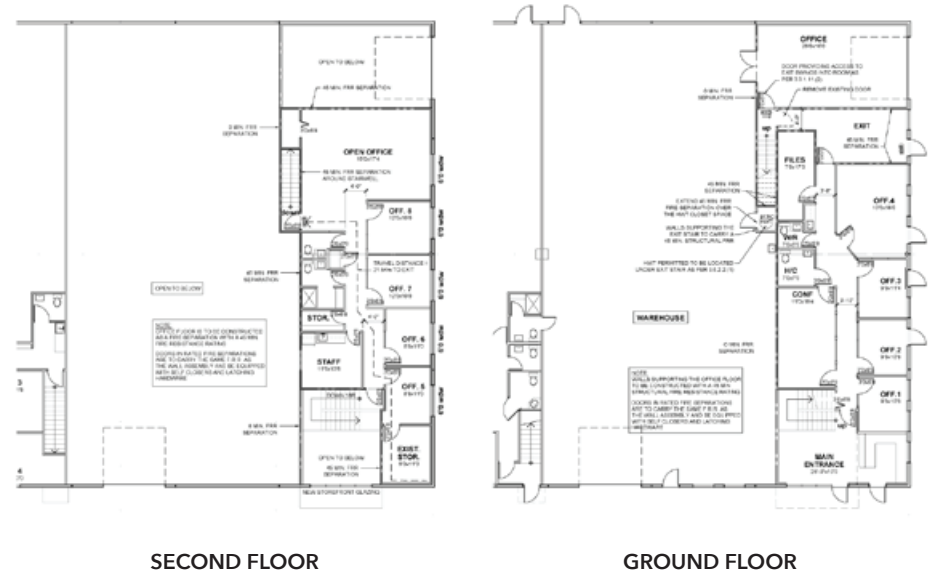
Property Features

- ▶ 19' ceiling height
- ▶ 1 dock level loading door
- ▶ 5 grade level loading doors
- ▶ 3-phase power
- ▶ Forced-air gas warehouse heaters
- ▶ Warehouse skylights
- ▶ Circulation fans
- ▶ HVAC offices
- ▶ Private offices and open concept areas, reception area
- ▶ Kitchenettes and lunchrooms, multiple washrooms
- ▶ Ample truck room and parking
- ▶ Demising option available (contact listing agents)

BUILDING PLAN



UNIT 201 FLOOR PLAN





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