

For Sale

3014 Westwood Street, Port Coquitlam, BC

A well-positioned opportunity to acquire a long-term blue-chip tenanted industrial investment property with escalating in-place income



Stuart Wright*, Principal
604 647 5097
stuart.wright@avisonyoung.com
**Stuart Wright Personal Real Estate Corporation*

Brendan Barnum, Associate
604 647 1333
brendan.barnum@avisonyoung.com



**AVISON
YOUNG**

FOR SALE

3014 Westwood Street
Port Coquitlam, BC

OPPORTUNITY

Avison Young is pleased to present 3014 Westwood Street in Port Coquitlam, BC. An exceptional opportunity to acquire an extremely well maintained and operated service industrial facility, that has been 100% tenanted by Craftsman Collision for over 20 years, who just committed to a brand new 10-year term until 2036 ,with rental escalations in place

The property features unrivalled street exposure, an irregular corner lot, with long term redevelopment upside.

PROPERTY DETAILS

ADDRESS

3014 Westwood Street, Port Coquitlam

PID

026-034-166

LEGAL DESCRIPTION

PARCEL 99 DISTRICT LOT 379 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN BCP12868

BUILDING SIZE

6,808 sf

LOT AREA

17,377 sf

ZONING

M1 - General Industrial

OFFICIAL COMMUNITY PLAN

CH - Highway Commercial

TENANCY

Craftsman Collision

TENANCY TERM

10-years, expiring 2036, with rental escalations in place

NET OPERATING INCOME

Contact listing agents

ASKING PRICE

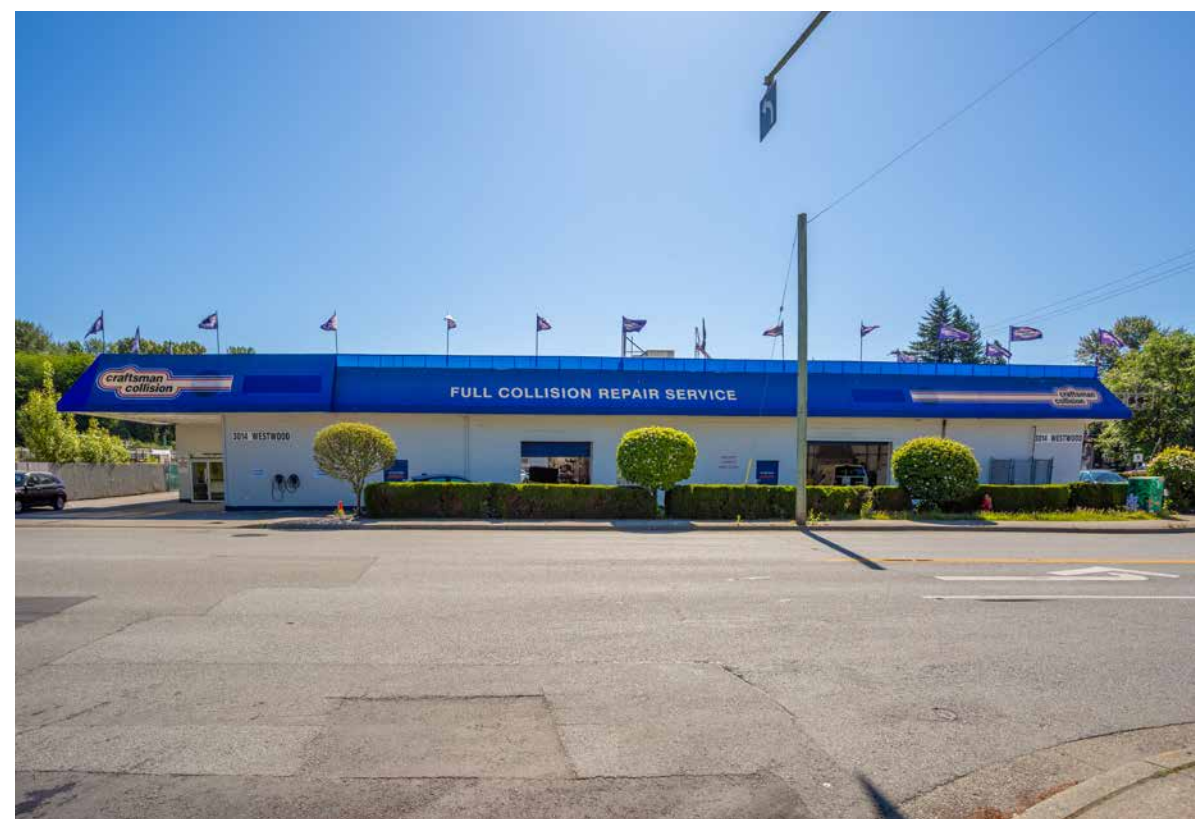
\$3,600,000

PROPERTY TAX

\$34,916.77 (2025)

BCAA

\$3,281,000 (2026)



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OPPORTUNITY & PROPERTY HIGHLIGHTS



20 year tenancy with a new 10-Year lease term in place with the privately owned, Craftsman Collision, providing a true 'hands off' investment



Attractive in place income with four (4) rental escalations over the new 10 year term, expiring in 2036



Solid concrete block construction, functional building design, providing an efficient and functional layout



Functional drive-through loading capability with five (5) grade loading bays at the rear, and two (2) at the front



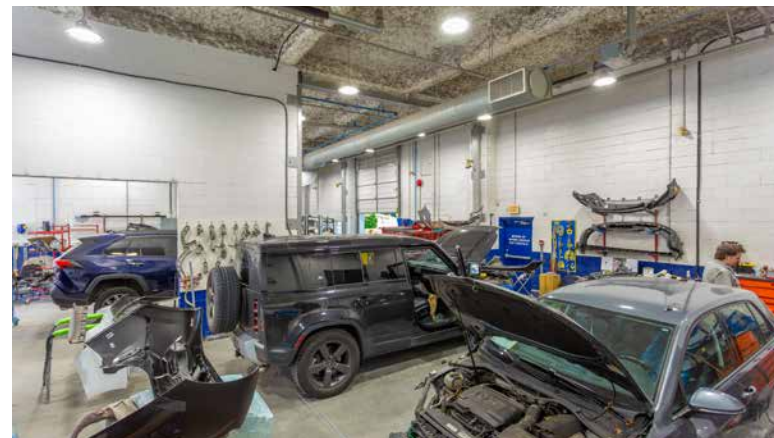
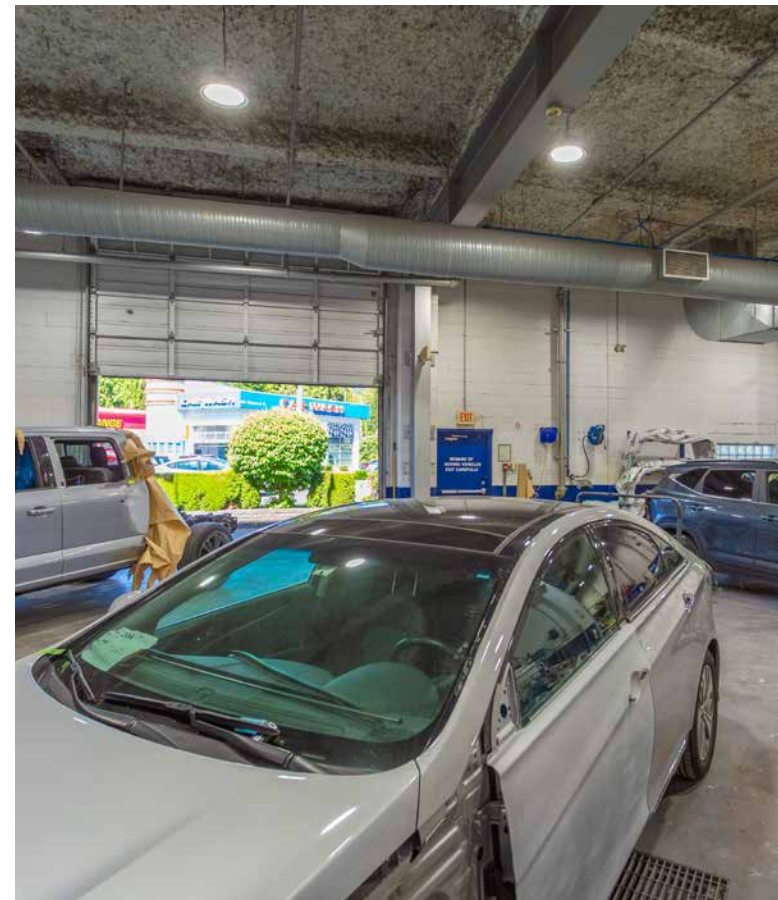
Approximately 180 feet of frontage onto Westwood Street and a 17,377 sf (.040 Acre) site



Clean Phase I and Phase II Environmental Reports available

OFFICIAL COMMUNITY PLAN

The future land use designates CH - Highway Commercial to allow for highway-oriented commercial uses (auto-related retail and service, building and gardening supplies, supermarkets and recreation facilities).

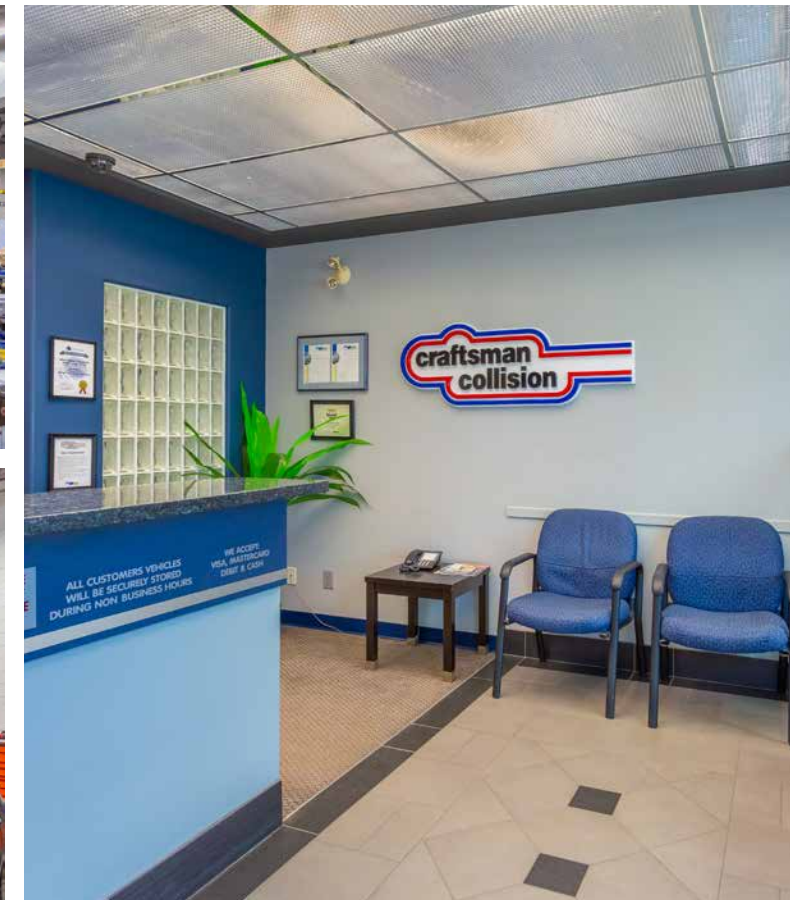


TENANT OVERVIEW



Privately-Owned and operated, Craftsman Collision is one of Canada's premier collision repair operators, founded in British Columbia in 1977. Nearly 50 years later they have grown to over 40 locations to become the largest family-owned repair operators in Canada, by far.

At 3014 Westwood Street, Craftsman Collision have committed to a new ten year lease term, running through 2036, providing the company the stability to continue to thrive in the Port Coquitlam market, whilst providing an investor the comfort of a long term operator investment asset.



LOCATION

Situated on the corner of Westwood Street and Kingsway Avenue, the property maximizes its unbeatable exposure whilst benefiting from its convenient access to Lougheed Highway (1km), Trans-Canada Highway (5.2km), and Coquitlam Central SkyTrain Station (1.6km), providing excellent access to all major vehicular and transit routes throughout the Lower Mainland.

AMENITIES

1. Earls Kitchen + Bar
2. Starbucks
3. Safeway Shaughnessy
4. Shoppers Drug Mart
5. Lordco Auto Parts
6. Gloss Autowash
7. ICBC Driver Licensing
8. Fortress Self Storage
9. Cloverdale Paint
10. Hertz Car Rental
11. Esso
12. Superstore
13. The Brick
14. Winners
15. BCLIQUOR
16. Save-On-Foods

DRIVE TIMES

Trans-Canada Highway (5KM)

9 MINUTES

Golden Ears Bridge (18KM)

20 MINUTES

Lougheed Highway (1KM)

2 MINUTES

Vancouver International Airport (34KM)

54 MINUTES

Coquitlam Central SkyTrain Station (1.6KM)

3 MINUTES

Abbotsford International Airport (48 KM)

43 MINUTES

Port Coquitlam West Coast Express Station (1.5KM)

3 MINUTES

Downtown Vancouver (26 KM)

35 MINUTES

US Border (37KM)

45 MINUTES



Coquitlam Centre

Home Depot

Canadian Tire

Costco

Port Coquitlam
Community Centre

Contact for more information

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[avisonyoung.com](https://www.avisonyoung.com)

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