

FOR SALE | INDUSTRIAL
(420) 1952 KINGSWAY AVENUE
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **936 SF Industrial Strata Unit**
- ▶ **Prime Central Port Coquitlam Location**

Opportunity

Industrial strata opportunity in the highly sought-after Kingsway Business Centre. This 936 SF ground floor unit offers a functional and efficient layout with grade loading and strong utility servicing. The property is ideally suited for a variety of industrial or service-based users and benefits from excellent connectivity to key transportation routes throughout Metro Vancouver. An attractive opportunity for both owner-users and investors seeking exposure to a tightly held industrial market.

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Features

- ▶ (1) grade loading door (10' x 12')
- ▶ 18' ceiling height
- ▶ 3-phase power
- ▶ Forced air heating
- ▶ (1) 2-piece handicap accessible washroom
- ▶ Functional and efficient ground floor layout
- ▶ Two (2) parking stalls

Legal Description

STRATA LOT 32 DISTRICT LOT 382 AND 463 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NWS3356; PID: 016-588-584

Zoning

M1 - General Industrial Zone ([click to view bylaw](#))

Available Space

Ground Floor	936 SF
Total	936 SF

**Measurements to be verified by the Purchaser.*

Strata Fees

\$318.07 + GST per month

Property Taxes

\$7,979.52 (2025)

Asking Price

\$699,000 (\$747/SF)

Availability

Immediately



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