

FOR SALE

Unit 704 - 2071 Kingsway Avenue
Port Coquitlam, BC

High-quality 3,116 sf warehouse unit with professionally finished office space and grade-level loading



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**Joe Lehman Personal Real Estate Corporation*

**AVISON
YOUNG**

Opportunity

Avison Young is pleased to introduce the opportunity to acquire a high-quality 3,116 sf warehouse unit with professionally finished office space and grade-level loading at Kingsway Corporate Centre.

Positioned at the high-visibility corner of Kingsway Avenue, the unit is well-suited for businesses requiring efficient industrial space with flexible zoning and excellent connectivity to nearby amenities.



Property details

AVAILABLE AREA

Ground floor warehouse/office	2,116 sf
Second floor office	1,000 sf
Total	3,116 sf*

**All areas and measurements to be verified by prospective buyers*

***The Vendor may entertain selling Unit 705, offering 6,215 sf of combined total area*



ZONING

CD20 (Comprehensive Zone 20) permits a wide range of light industrial uses, including but not limited to warehouse, distribution, assembly, accessory office and accessory retail.

PID

025-443-330

LEGAL DESCRIPTION

Strata Lot 48 District Lot 463 Group 1 New Westminster District Strata Plan LMS3723

MONTHLY STRATA FEES

\$554.00

ASKING PRICE

\$1,714,000 (~\$550 psf)



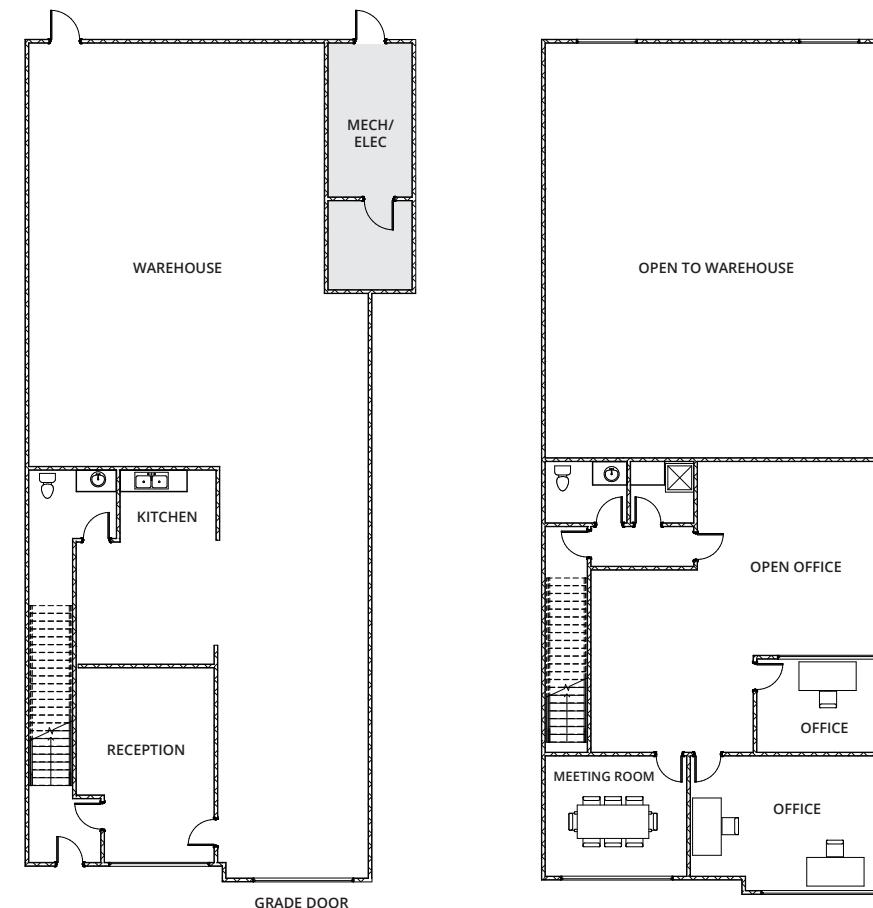
Warehouse features

- Concrete tilt-up construction
- 21' clear ceiling height
- One (1) front, grade-level loading door
- 200 amps/240 volts, 3-phase electrical service
- Fully sprinklered
- Fluorescent lighting

Office features

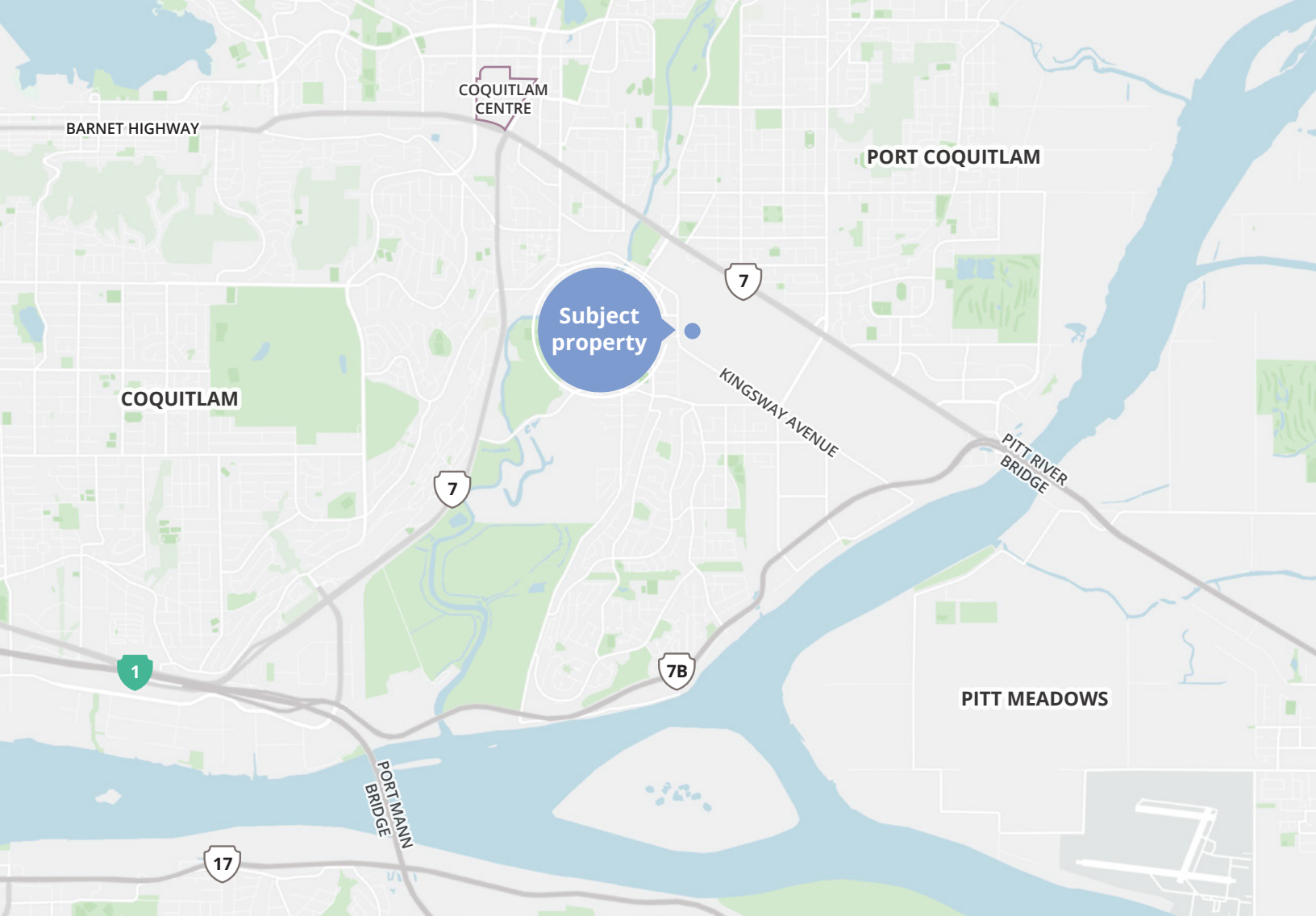
- Ground floor is improved with a reception area, kitchen and washroom
- Second floor is improved with a meeting room, private offices, open office area and washroom
- Carpeted, tiled and laminate flooring
- Ample windows for natural light
- Air conditioned
- Three (3) dedicated parking stalls

Floorplan



GROUND FLOOR

SECOND FLOOR



LOCATION

The property is located at the high-exposure corner of Kingsway Avenue and Tyner Street, offering seamless access to key transportation routes including Highway 7, the Mary Hill Bypass, Highway 1 and Highway 17.

Nearby amenities include the Port Coquitlam West Coast Express Station, Port Coquitlam Community Centre, and a diverse selection of restaurants – all within a five-minute walk of the property.

DRIVE TIMES

Highway 7	4 minutes
Mary Hill Bypass (Highway 7B)	5 minutes
Barnet Highway	6 minutes
Pitt River Bridge	6 minutes
Highway 1	9 minutes
Highway 17 (SFPR)	15 minutes

Contact for more information

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