

# FOR SALE OR LEASE

**3,052 SF INDUSTRIAL WAREHOUSE UNIT**

**503-1952 KINGSWAY AVENUE, PORT COQUITLAM, BC**

**AUTOMOTIVE OPPORTUNITY**

**3,052 SF**

**BASIC RENT : \$18.50/SF**

**ASKING PRICE : \$1,549,000**



**Nicolas Moretti, CCIM**

Personal Real Estate Corporation  
Director, Investments & Leasing

(604) 675-5206

Nicolas.Moretti@marcusmillichap.com

**Marcus & Millichap**

## OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to purchase or lease 503-1952 Kingsway Avenue, Port Coquitlam, BC (the "Subject Property"). Located in the Kingsway Business Centre with direct access to Lougheed Highway, Mary Hill Bypass and Highway 1, the Subject Property offers excellent connectivity throughout the Tri-Cities. The Subject Property presents an ideal automotive opportunity, currently improved with a showroom, high-ceiling warehouse bay, and grade loading door. A lease inducement package may be available to qualified tenants.

## SALIENT DETAILS

|                   |                                                      |               |
|-------------------|------------------------------------------------------|---------------|
| Municipal Address | 503 - 1952 Kingsway Ave, Port Coquitlam, BC          |               |
| PID               | 017-392-748                                          |               |
| Legal Description | Strata Lot 37 DL 382 Group 1 NWD Strata Plan NWS3356 |               |
| Zoning            | M1 – General Industrial                              |               |
| Unit Size         | Main Floor - Warehouse                               | 1,648 SF      |
|                   | Showroom                                             | 702 SF        |
|                   | Second Floor - Office                                | 702 SF        |
|                   | Total                                                | 3,052 SF      |
| Year Built        | 1991                                                 |               |
| Grade Doors       | 1 Grade Loading Door (10'x14')                       |               |
| Clear Height      | 18'                                                  |               |
| Taxes (2025)      | \$16,984                                             |               |
| Strata Fee        | \$798 per month                                      |               |
| Lease Rate        | Base Rent                                            | \$18.50/SF    |
|                   | Additional Rent                                      | \$9.18/SF     |
|                   | Gross Monthly Rent                                   | \$7,040 + GST |
| Asking Price      | \$1,549,000                                          |               |

*\*Purchaser to verify measurements.*



## HIGHLIGHTS



### Automotive Opportunity

With M-1 Zoning, the Subject Property is ideal for a variety of automotive uses with its open concept warehouse allowing for multiple hoists positions. The warehouse includes a gas-fired space heater and ceiling fans.



### Open Concept Office & Showroom

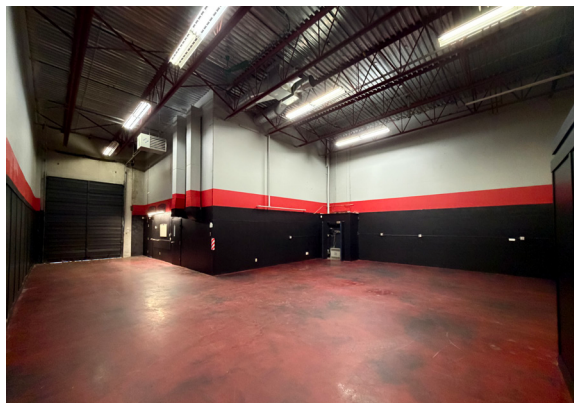
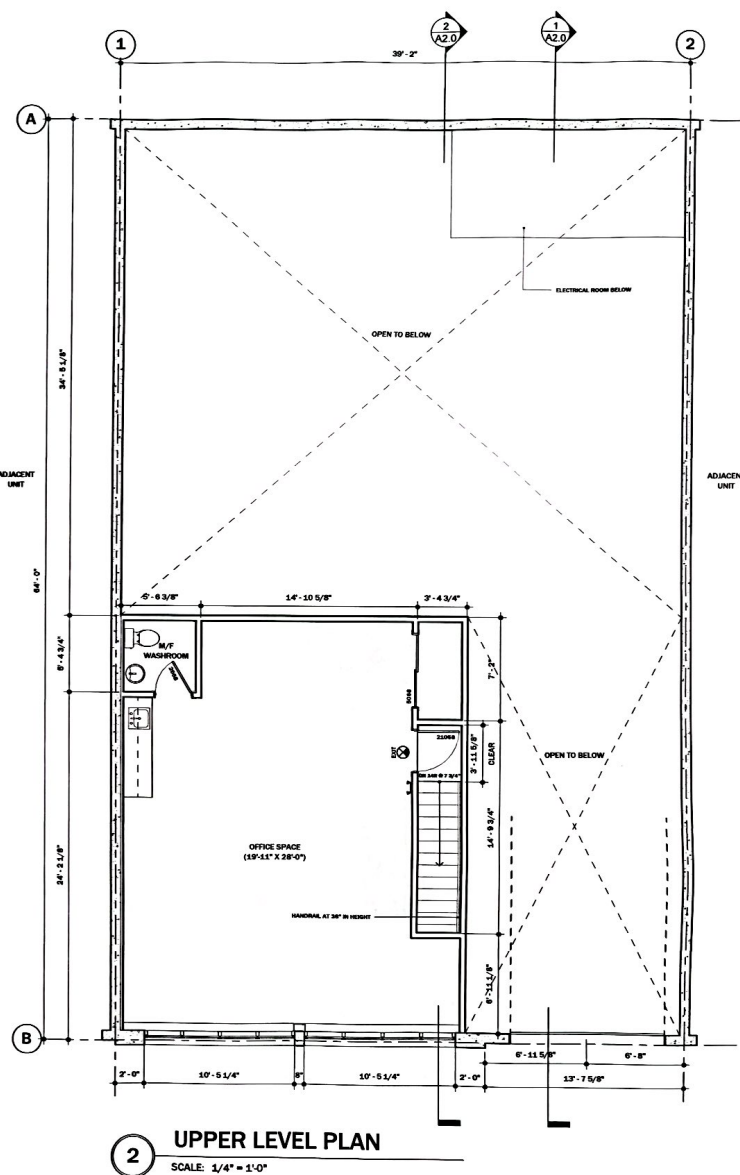
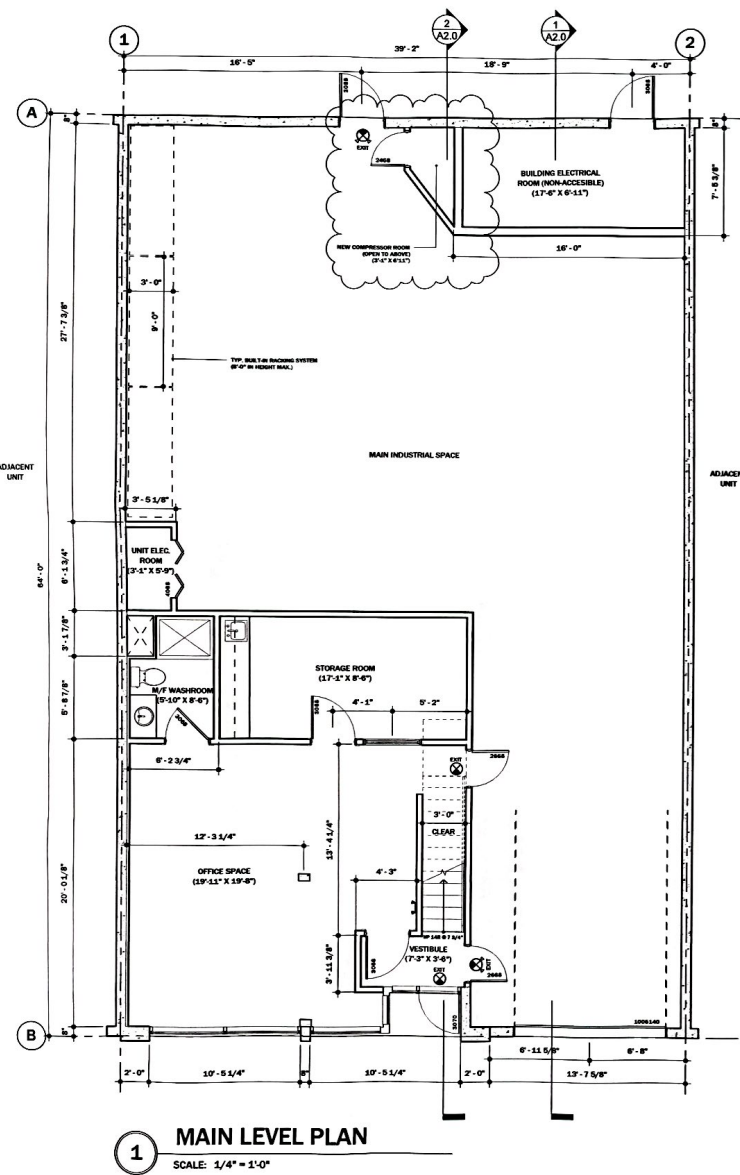
The office and showroom/waiting room benefits from ample natural light, HVAC throughout, and is equipped with a kitchenette.



### Central Port Coquitlam Location

Direct access to Lougheed Highway, Mary Hill Bypass and Highway 1, plus proximity to bus routes and the West Coast Express commuter rail.

FLOOR PLAN



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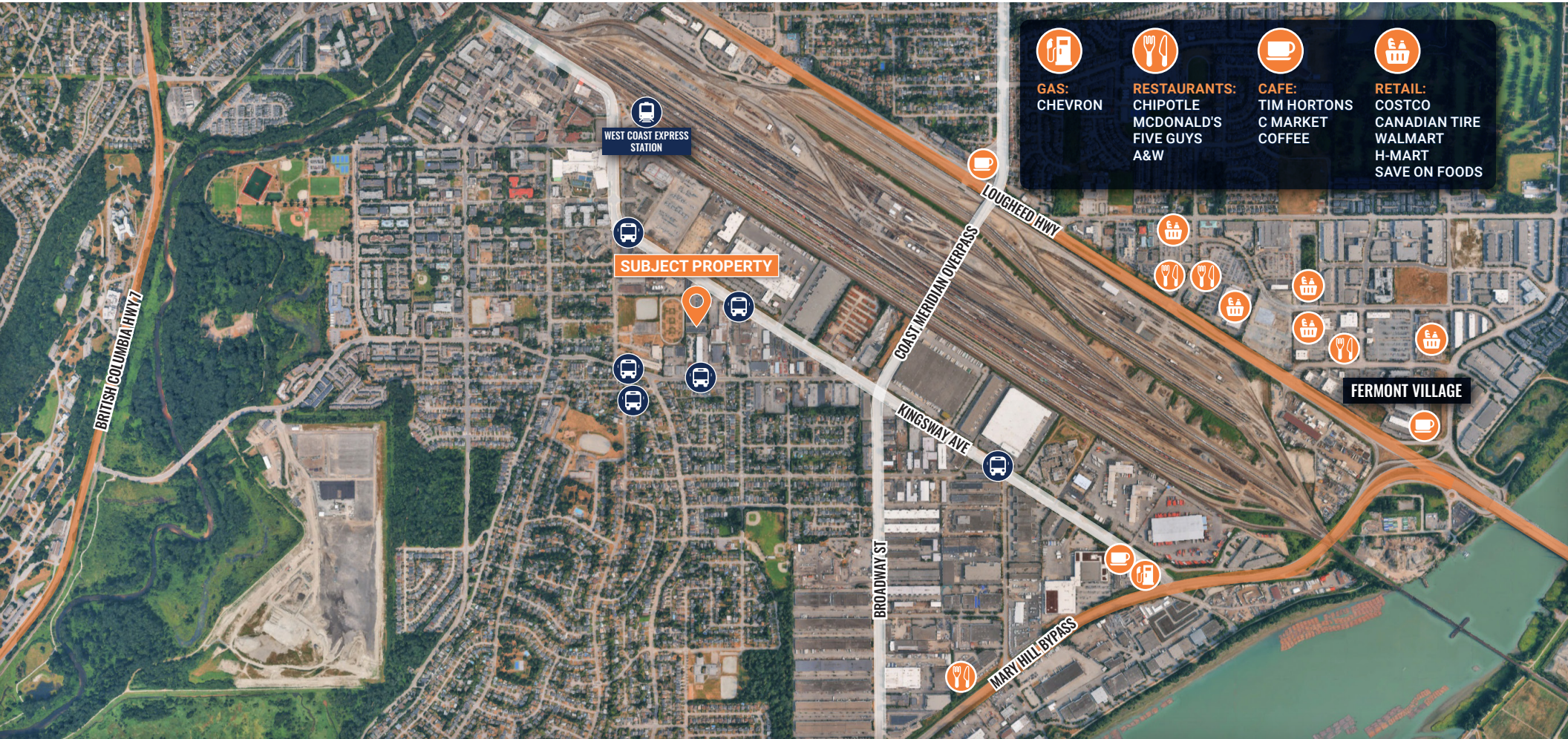
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