

FOR SALE

Unit 704 - 2071 Kingsway Avenue
Port Coquitlam, BC

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



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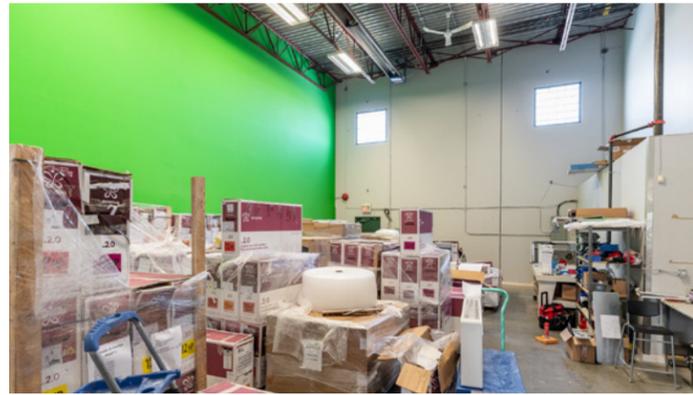
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**AVISON
YOUNG**

Opportunity

Avison Young is pleased to introduce the opportunity to acquire 3,116 sf of quality warehouse space with two levels of improved offices 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)



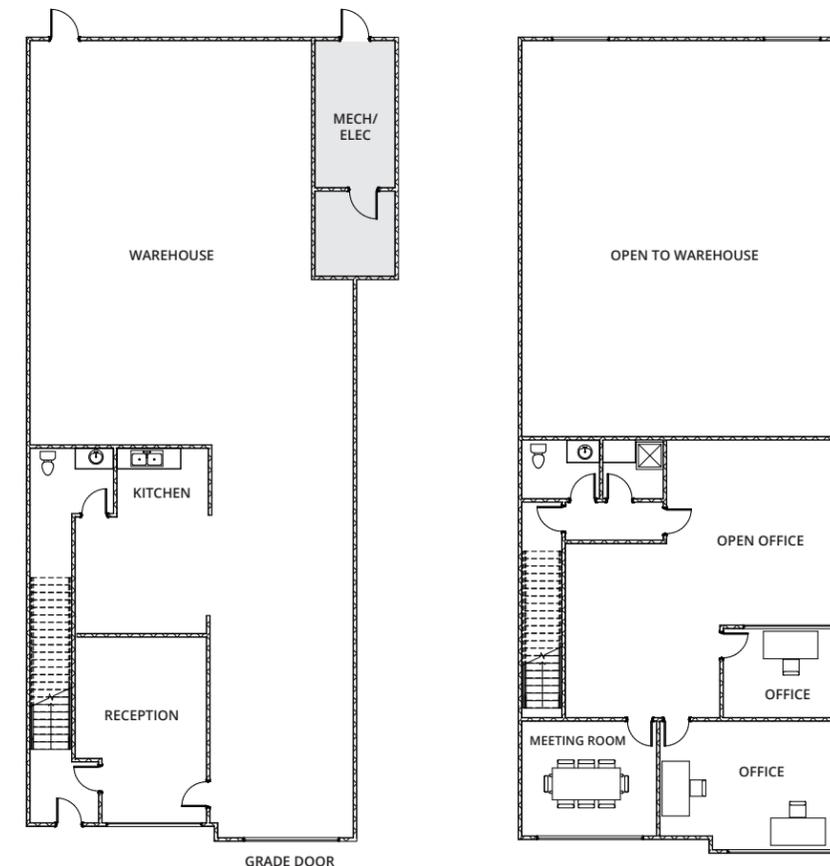
Warehouse features

-  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

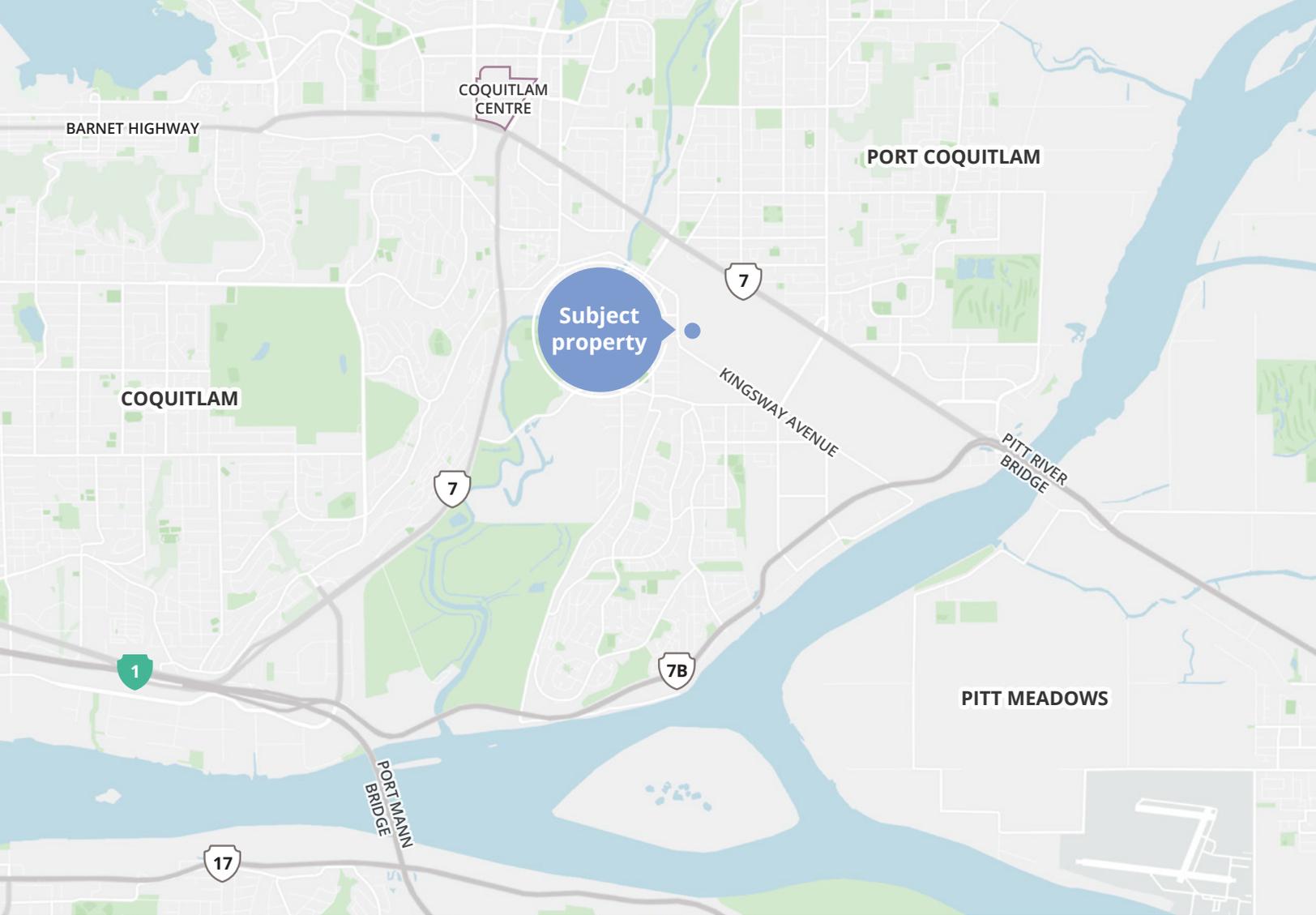
-  Ground floor is improved with a reception area, kitchen and washroom
-  Second floor is improved with a meeting room, private offices, open office area and washroom
-  Carpeted, tiled and laminate flooring
-  Ample windows for natural light
-  Air conditioned
-  Three (3) dedicated parking stalls

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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