



#203-204 | 1530 Kingsway Avenue | Port Coquitlam, BC

FOR SALE

**±7,999 SF Exposed Strata Office/Warehouse Units with
Grade Level Loading**

1530 Kingsway is a modern industrial building in the heart of Port Coquitlam. The subject property presents a unique opportunity for businesses looking for a industrial property with grade level loading and terrific exposure. With its modern construction and flexible loading access, the subject property is well-suited for a variety of office warehouse tenants and owners.

Brian Mackenzie

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#203 & 204 1530 Kingsway Avenue Port Coquitlam, BC

Unit Details

#203 & 204 - Strata Lots 7 & 8

Area	Approx. Size	Price
Main	6,334 SF	\$540/SF
Mezzanine	1,665 SF	
TOTAL	7,999 SF	

Location

The property is located in Port Coquitlam, close to a vibrant amenity base and connected to all major highways. This location enjoys easy access throughout the Lower Mainland. It is located near the Lougheed Highway, the Mary Hill Bypass, and Highway 1.

Highlights

- ▶ Exposure to Kingsway
- ▶ 3 washrooms
- ▶ 2 grade loading doors 16' x 12'
- ▶ Concrete tilt up
- ▶ Approx. 20' clear ceiling heights in warehouse
- ▶ Sprinklered throughout
- ▶ 3-phase electrical power
- ▶ Pylon sign facing Kingsway
- ▶ Spray booth 14' X 20'
- ▶ Compressor

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Property Details

Legal Description

Strata Lots 7 & 8, Plan LMS4017, District Lot 288, New Westminster Land District, Together With An Interest In The Common Property

PID

024-612-529 — #203
024-612-537 — #204

Parking

8 Stalls and shared parking

Zoning

M-1 (General Industrial)

Strata Fees

\$1,560 per month

Property Taxes (2025)

\$22,134

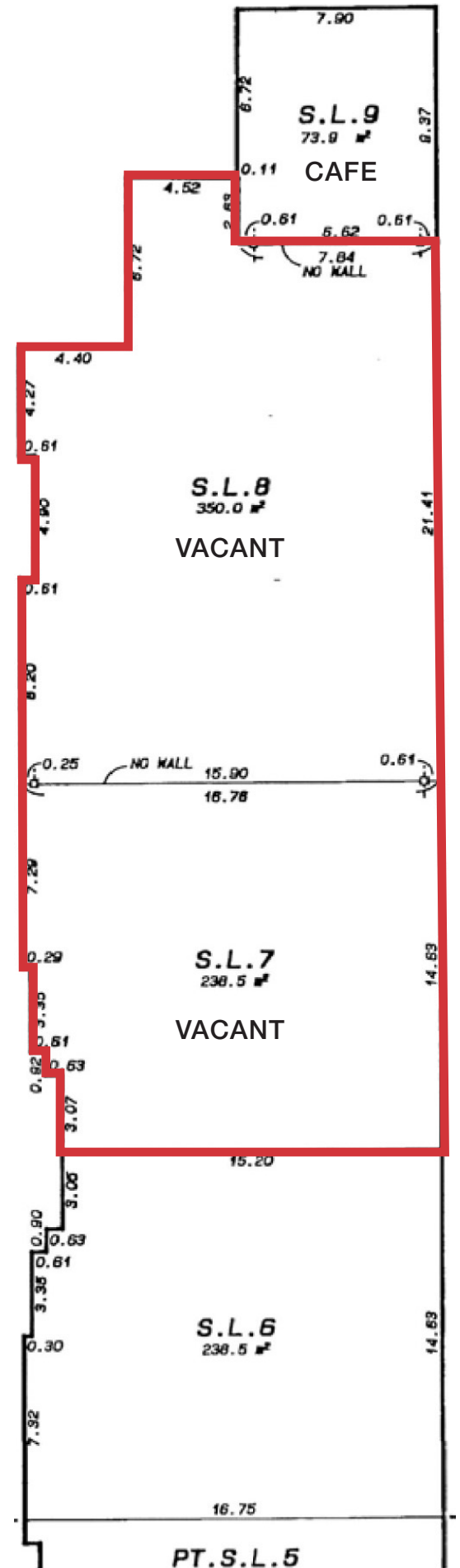
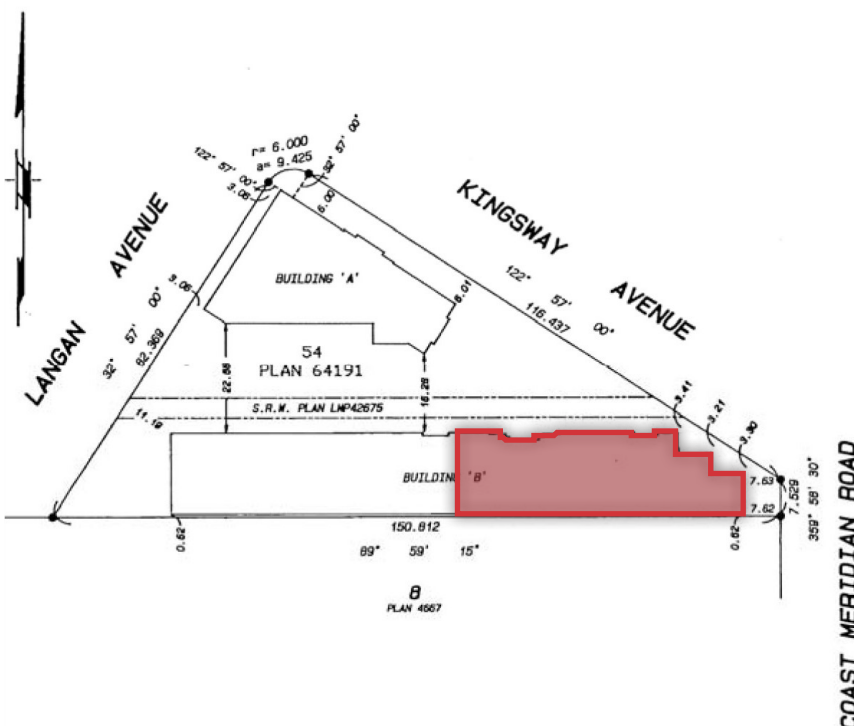
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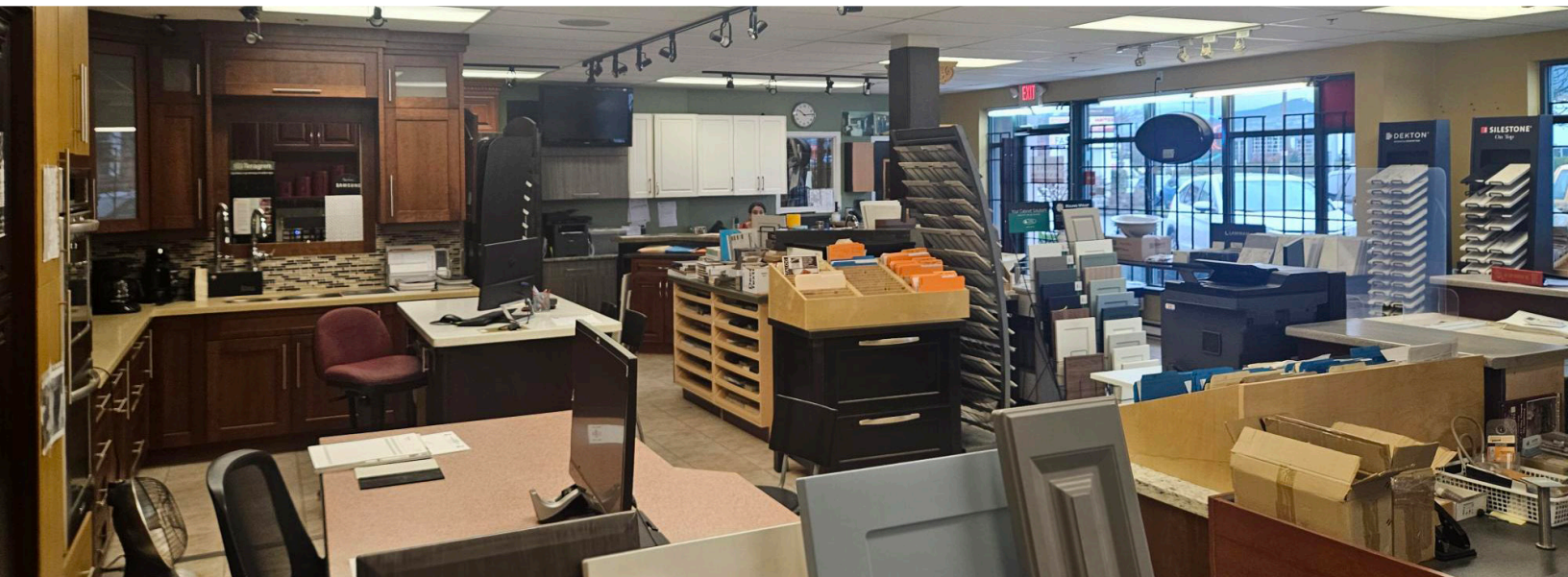
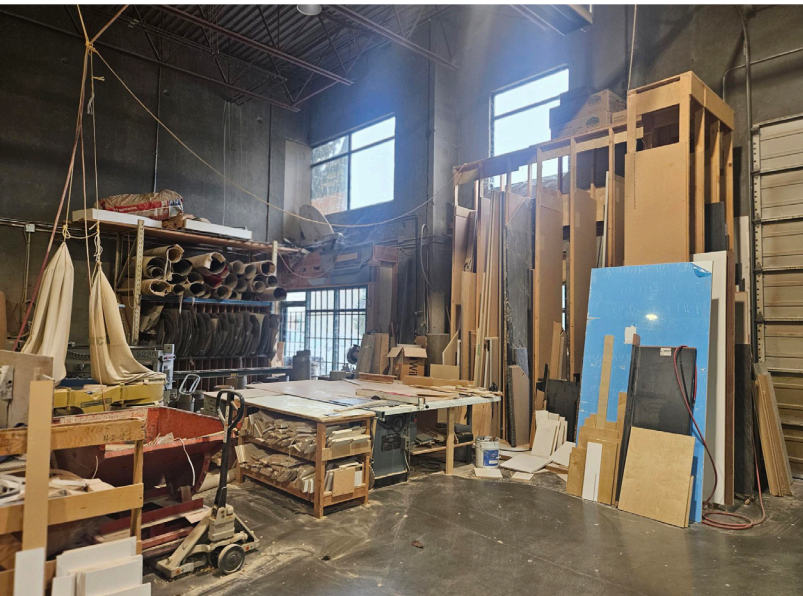
Immediate

Asking Price

\$4,319,000 | \$540/SF

Site Plan









PORT COQUITLAM STATION
6M DRIVE (2.8 KM)

7

COAST MERIDIAN OVERPASS

LOUGHEED HWY



COSTCO

7



WALMART



FREMONT VILLAGE
SHOPPING CENTRE

1530
KINGSWAY AVE

KINGSWAY AVE



TIM HORTONS

7B

MARY HILL BYPASS

BROADWAY ST

COAST MERIDIAN RD

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