



FOR SALE

1734 Broadway Street, Port Coquitlam

REDUCED PRICE



For more information, please contact

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E & O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

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Executive Summary

OPPORTUNITY:

This property features a rare opportunity to purchase four freestanding buildings on a 2.1 acre site in Port Coquitlam just off of the Mary Hill Bypass. The property consists of one office building and three warehouse buildings with potential for additional 6,000 sf of yard space with removal of the testing pool. The strategic location provides easy access to Highway 1 & Lougheed Highway.

BUILDING AREAS

BUILDING A	
Main Floor	5,031 sf
Second Floor	<u>5,031 sf</u>
Total	10,062 sf

BUILDING B	
Two Grade Loading Doors 12'x14'	
Main Floor	8,010 sf
Mezzanine	<u>2,122 sf</u>
Total	10,132 sf

BUILDING C	
Four Grade Loading Doors 12'x14'	
Main Floor	6,966 sf

BUILDING D	
Three 12'x14' Grade Loading Doors	
One 15x14 Grade Loading	10,190sf

COMBINED TOTALS	
Main Floor Warehouse	25,166 sf
Mezzanine	2,122 sf
Office Area	<u>10,062 sf</u>
Total Building Area	37,350 sf

BUILDING FEATURES

- Sprinklered
- 575V 3 phase power supply
- 21' ceilings in Warehouse

PROPERTY FEATURES

- Fenced secured yard
- Testing pool 20'x40'x15' deep
- Additional yard space



SITE SIZE 2.102 acres (91,563 sf)

ZONING M-1, General Industrial

OCCUPANCY Vacant Possession Available, Vendor Leaseback is an option for Building A&B or A&D

ADDITIONAL INFORMATION Opportunity to Purchase as a Share Sale
Clean Phase 1 Environmental Study
Upper Windows replaced in Building A

ASKING PRICE \$16,000,000 (\$428.38 psf) ****PRICE REDUCED****

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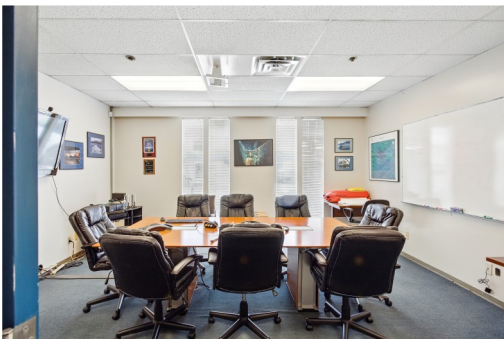
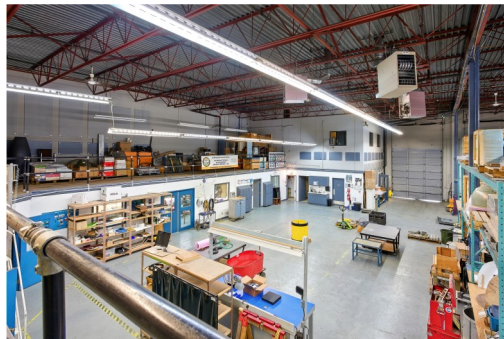
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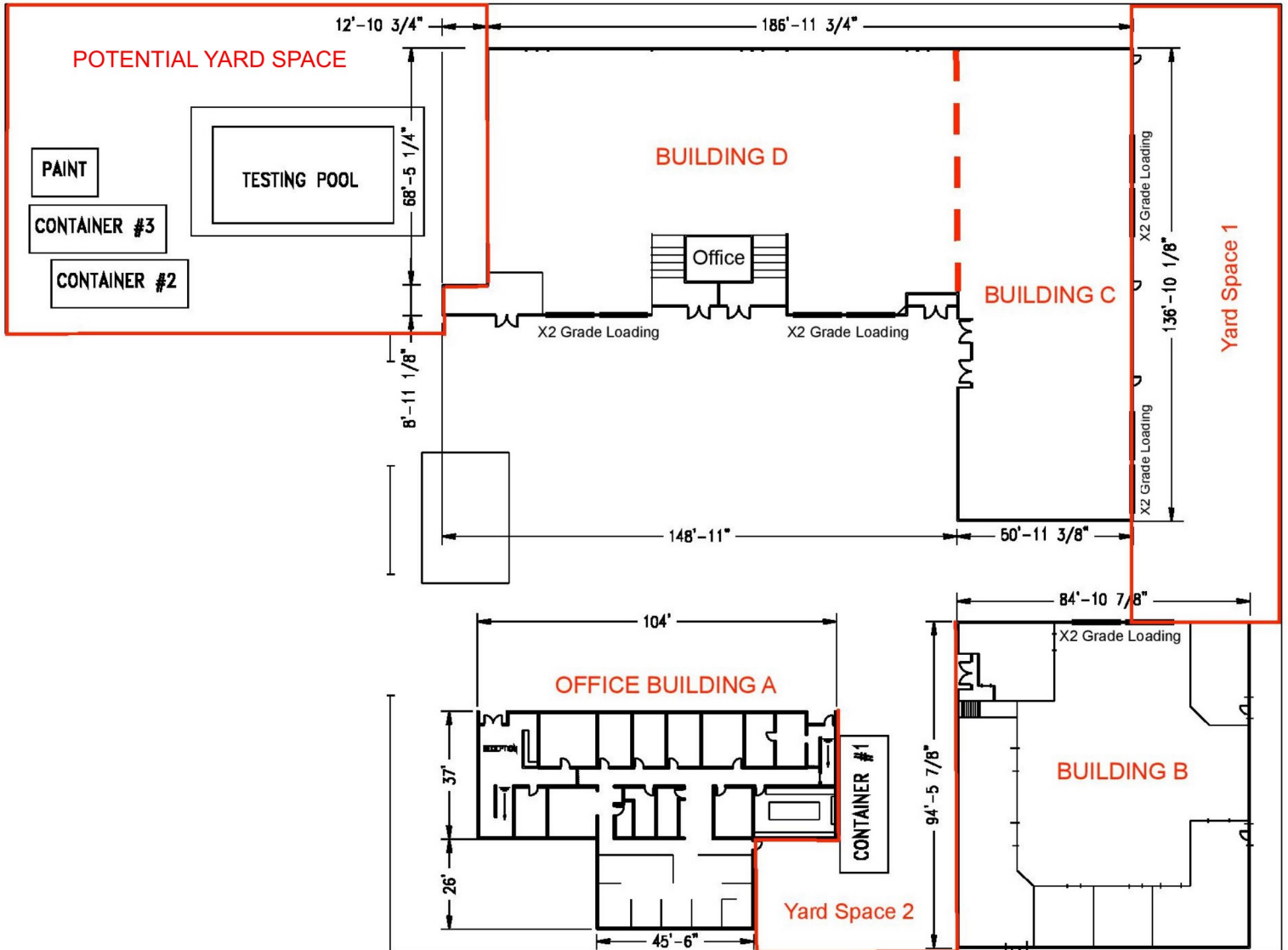
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Property Layout



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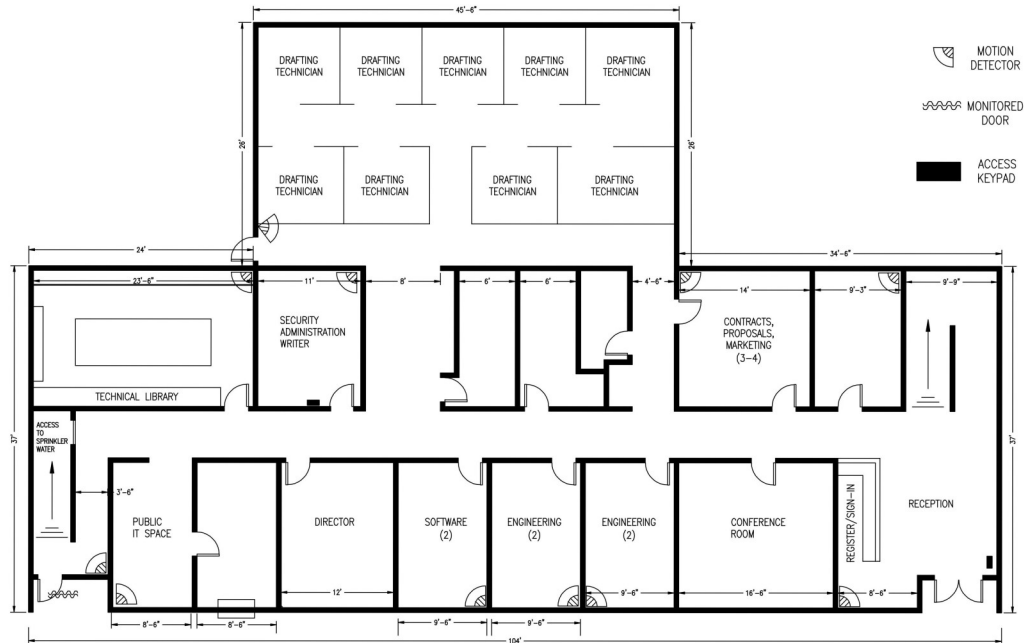
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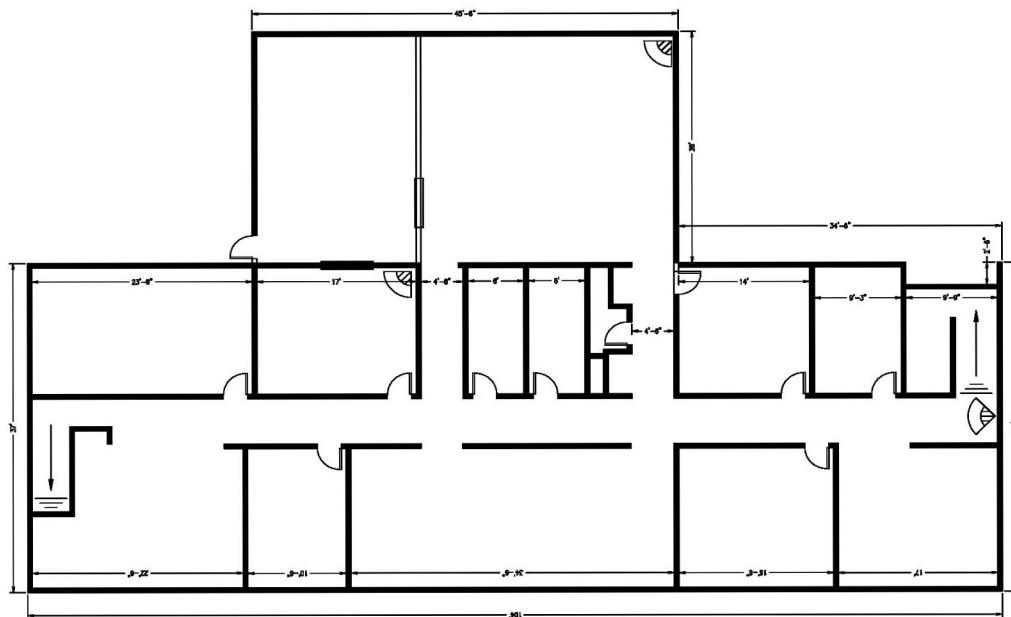
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Building A - Main Floor



Building A - Second Floor



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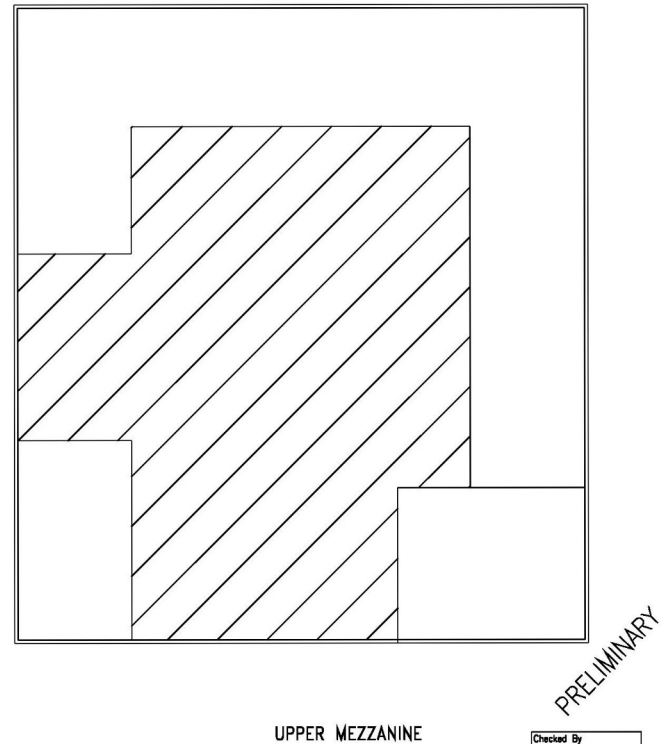
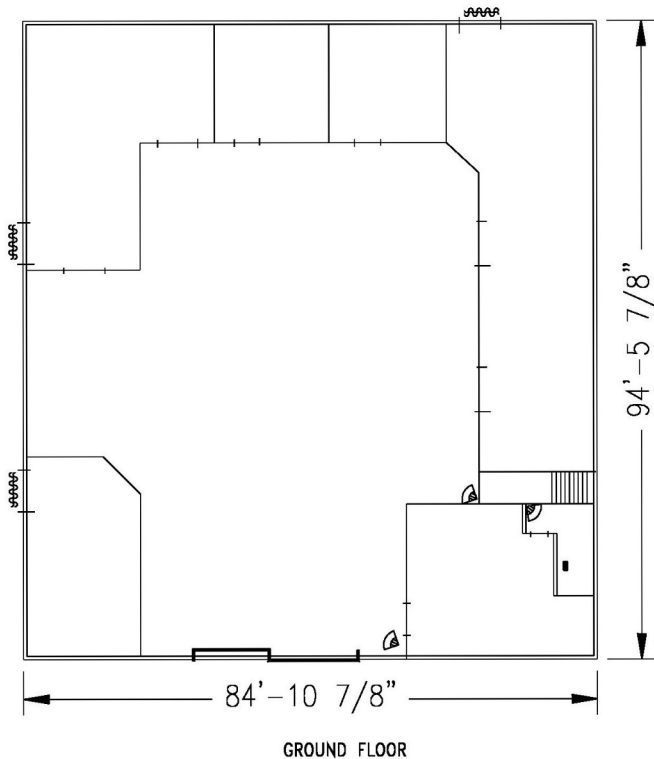
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Building B - Floor Plan



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