



#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.

#203 & 204 1530 Kingsway Avenue Port Coquitlam, BC

Unit Details

#203 & 204 - Strata Lots 7 & 8

Area	Approx. Size
Main	6,334 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

Brian Mackenzie

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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

9 Stalls plus shared visitor parking

Zoning

M-1 (General Industrial)

Strata Fees

\$1,560 per month

Property Taxes (2025)

\$22,134

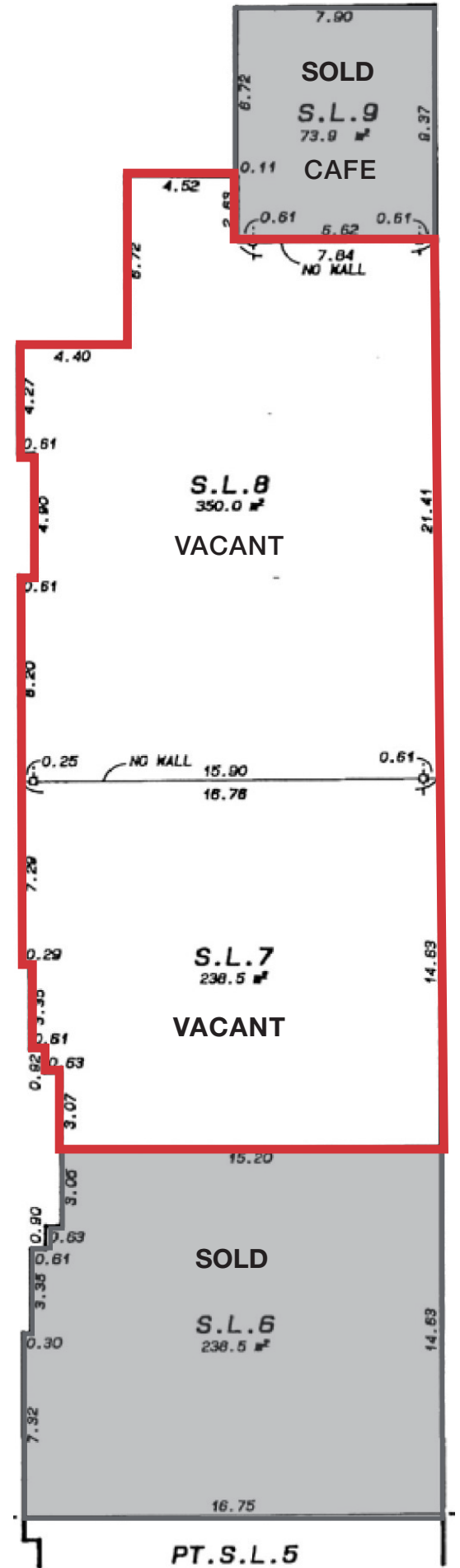
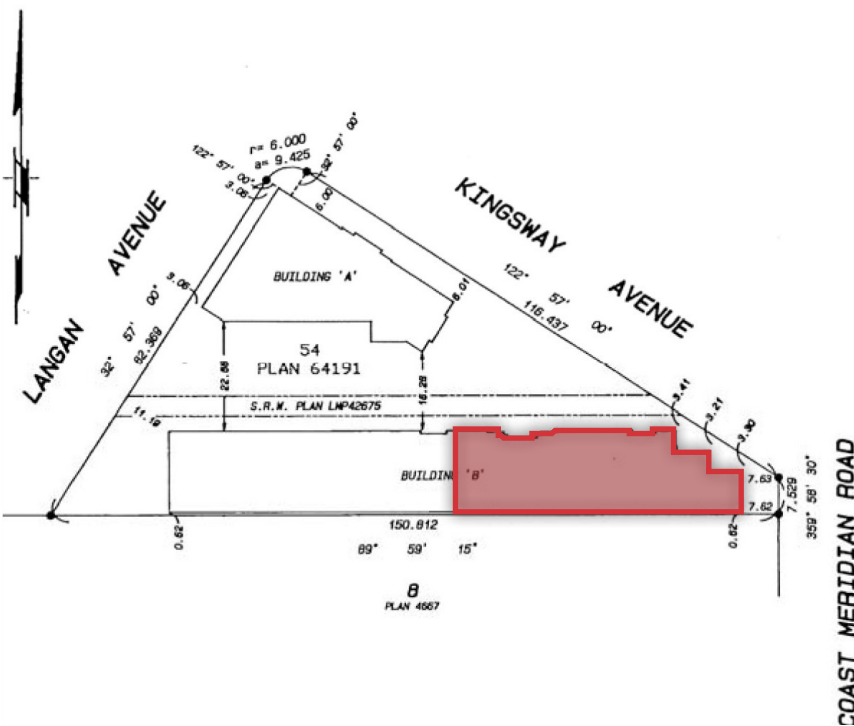
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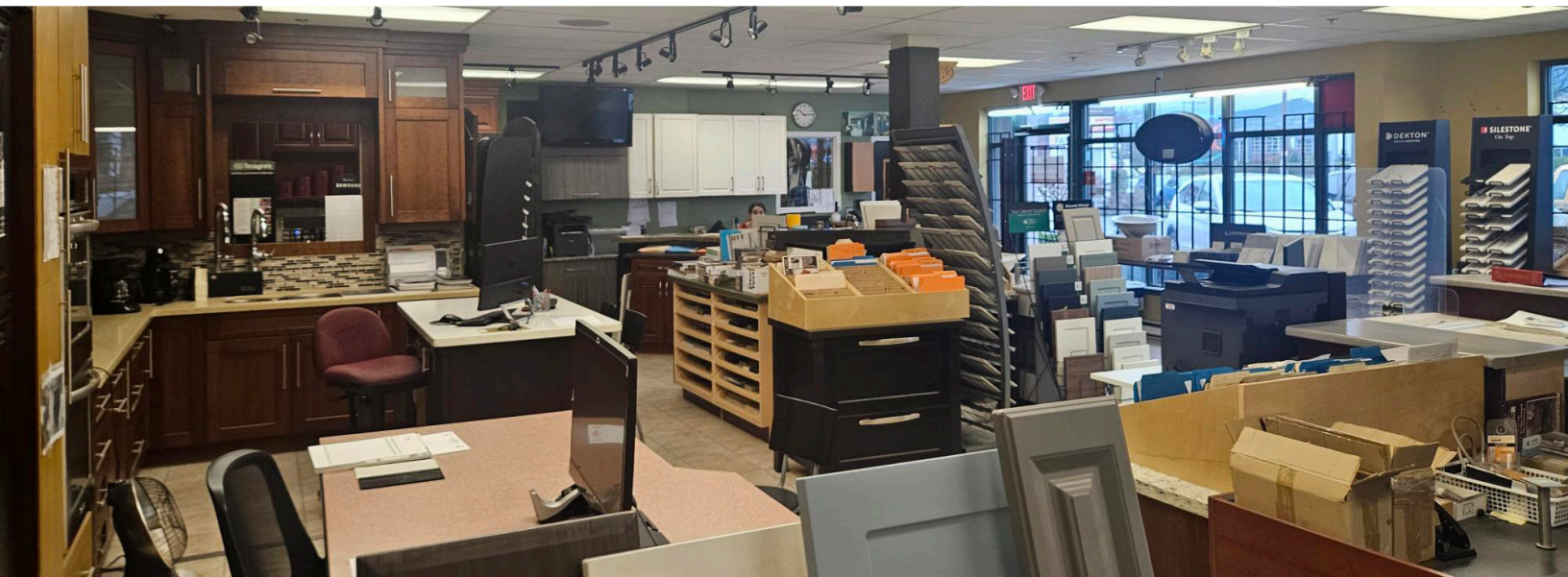
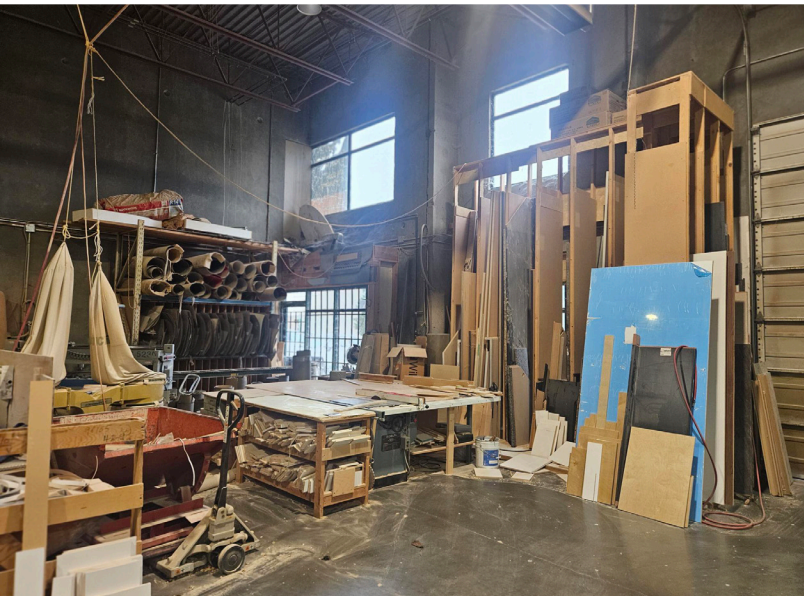
Immediate

Asking Price

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

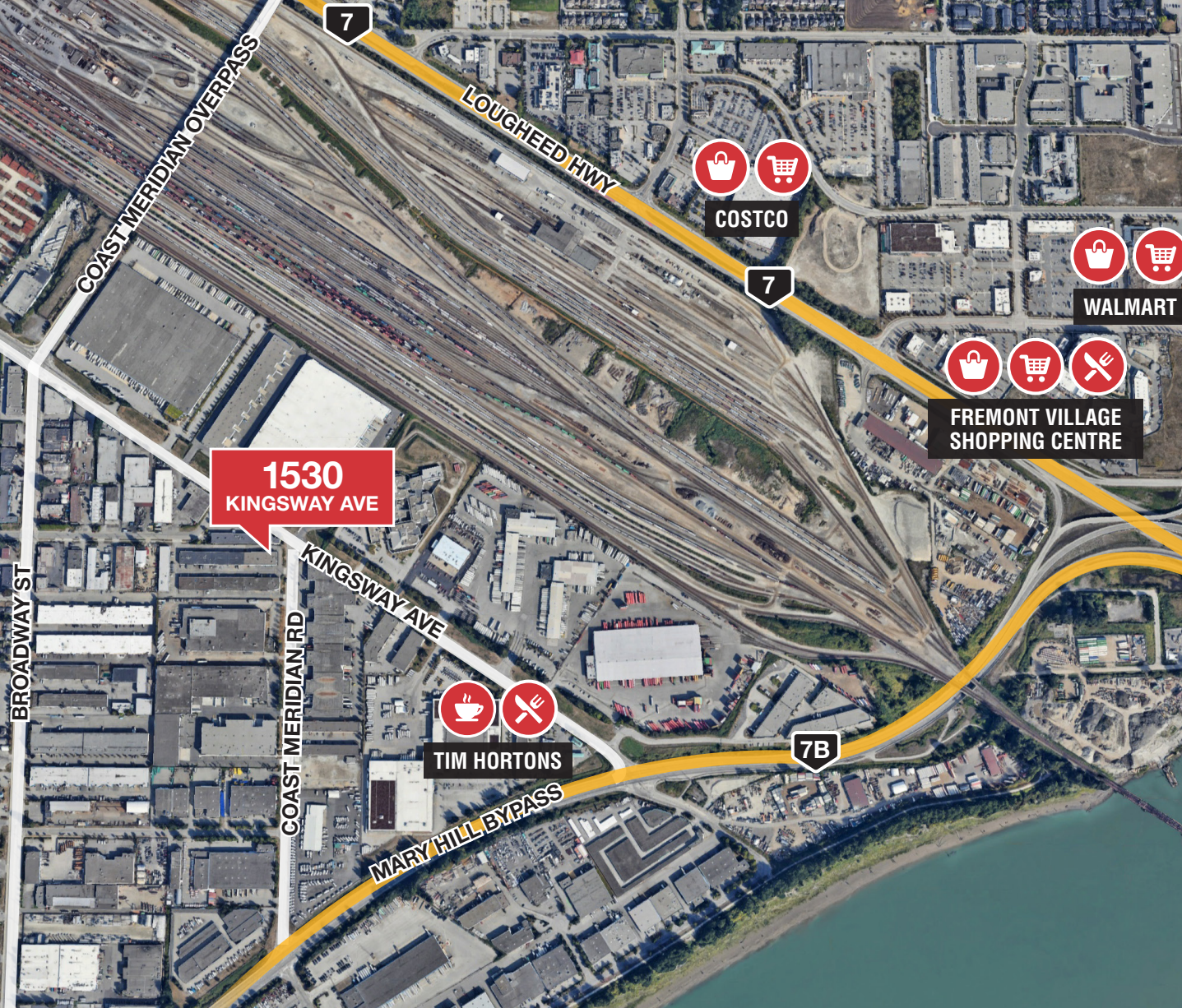
Site Plan







 **PORT COQUITLAM STATION**
6M DRIVE (2.8 KM)



1530
KINGSWAY AVE

 
COSTCO

 
WALMART

  
FREMONT VILLAGE SHOPPING CENTRE

 
TIM HORTONS

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