



#202-205 - 1530 Kingsway Avenue | Port Coquitlam, BC

## FOR SALE

### 11,361SF Exposed Strata Office/Warehouse Unit 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.

## #202-205 1530 Kingsway Avenue Port Coquitlam, BC

### Building Area

Property	Size	Price
<b>#202 - Strata Lot 6</b> Open warehouse (no mezzanine)	2,567 SF	
<b>#203 &amp; 204 - Strata Lots 7 &amp; 8</b> Main - 6,334 SF Mezzanine - 1,665 SF	7,999 SF	
<b>#205 - Strata Lot 9*</b> Leased as a coffee shop called Suzette's Cafe at an annual rent of \$6,600 plus strata fees but not property taxes.	795 SF	
<b>Total</b>	<b>11,361 SF</b>	<b>\$6,750,000 (\$594/SF)</b>

### 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
- ▶ 3 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 (no cost)
- ▶ \*Unit 205 can be excluded if necessary



### Property Details

#### Legal Description

Strata Lots 6, 7, 8 & 9, Plan LMS4017, District Lot 288, New Westminster Land District, Together With An Interest In The Common Property

#### PID

024-612-511 — #202  
024-612-529 — #203  
024-612-537 — #204  
024-612-545 — #205

#### Parking

16 Stalls plus 7 shared visitor stalls

#### Zoning

M-1 (General Industrial)

#### Strata Fees

Approx. \$1,600 per month

#### Property Taxes (2023)

\$55,254

#### Date Available

February 2025 (SL 6, 7 & 8)

**Brian Mackenzie**

Vice President, Leasing & Sales

604 691 6618 | bmackenzie@naicommercial.ca

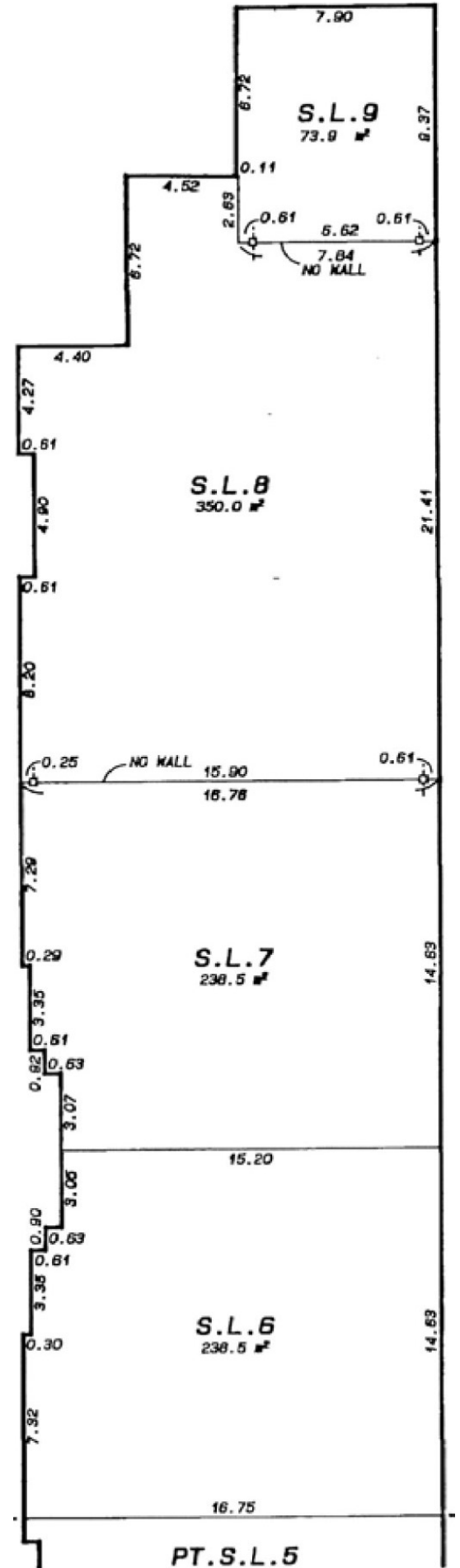
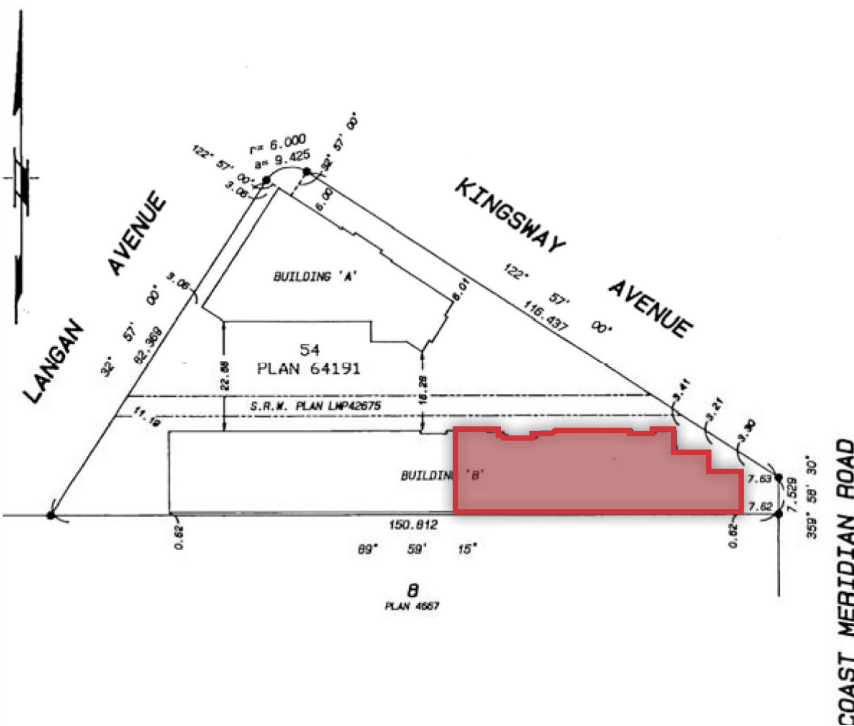
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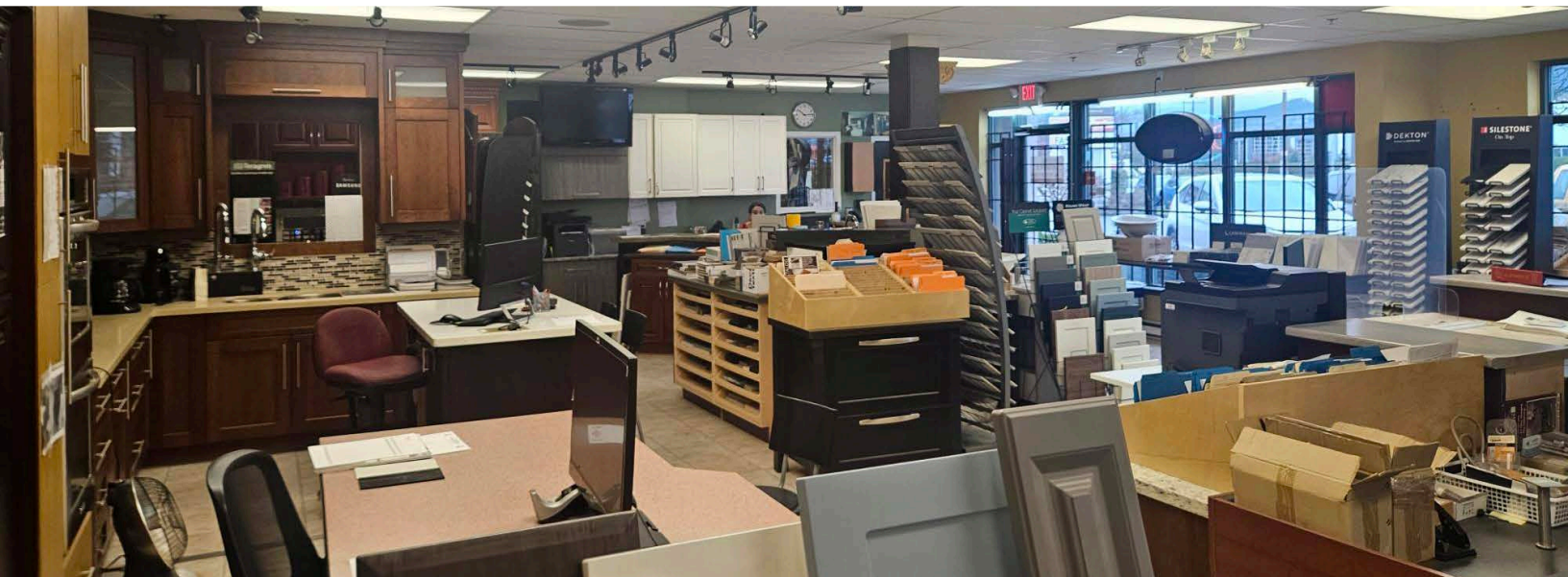
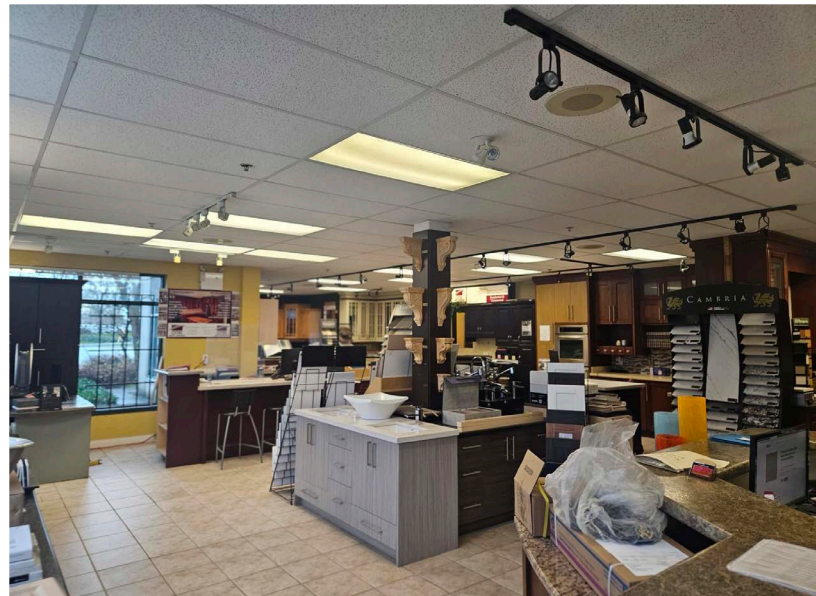
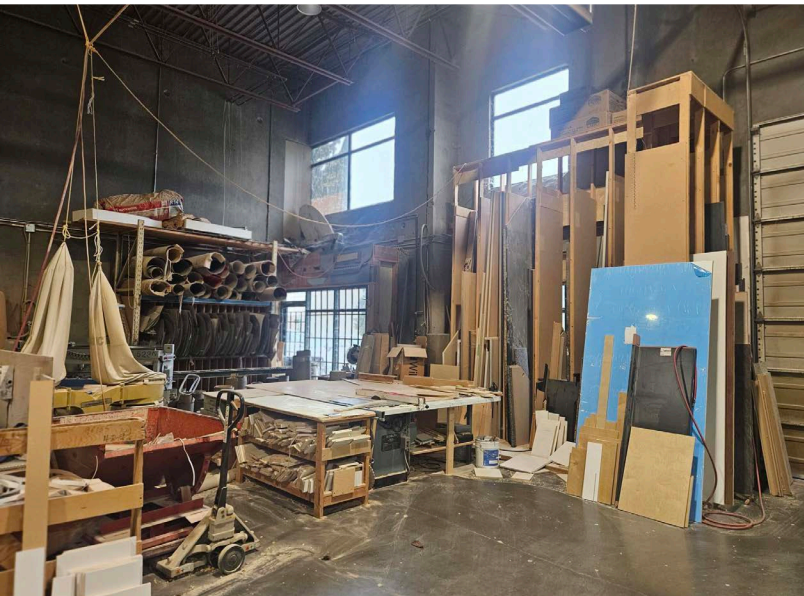
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## Site Plan













PORT COQUITLAM STATION  
6M DRIVE (2.8 KM)

COAST MERIDIAN OVERPASS

LOUGHEED HWY

1530  
KINGSWAY AVE

BROADWAY ST

KINGSWAY AVE

COAST MERIDIAN RD

TIM HORTONS

MARY HILL BYPASS

COSTCO

WALMART

FREMONT VILLAGE  
SHOPPING CENTRE

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Vice President  
Leasing & Sales  
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bmackenzie@naicommercial.ca

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NAI Commercial  
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Vancouver, BC V6E 3C9  
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