

FOR SALE

Unit 704 - 2071 Kingsway Avenue
Port Coquitlam, BC

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

NEW ASKING PRICE



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**Joe Lehman Personal Real Estate Corporation*

**AVISON
YOUNG**

Opportunity

Avison Young is pleased to introduce the opportunity to acquire a high-quality 3,116 sf warehouse unit with professionally finished office space and grade-level loading 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

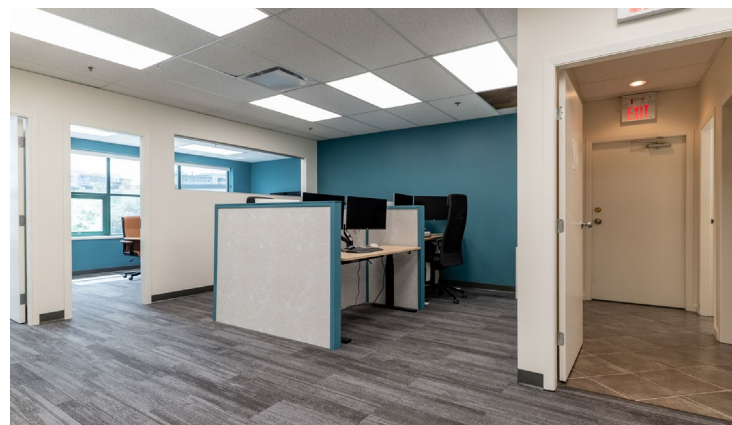
Strata Lot 48 District Lot 463 Group 1 New Westminster District Strata Plan LMS3723

MONTHLY STRATA FEES







\$554.00

NEW ASKING PRICE







\$1,714,000 (~\$550 psf) **\$1,650,000 (~\$530 psf)**



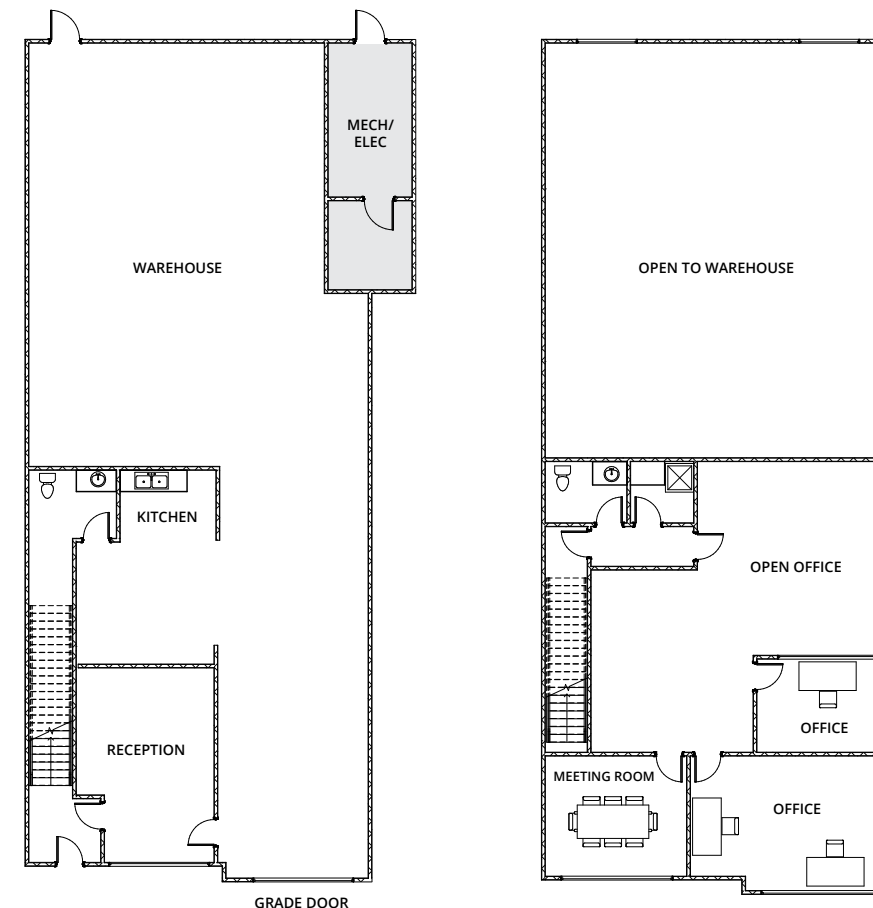
Warehouse features

-  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

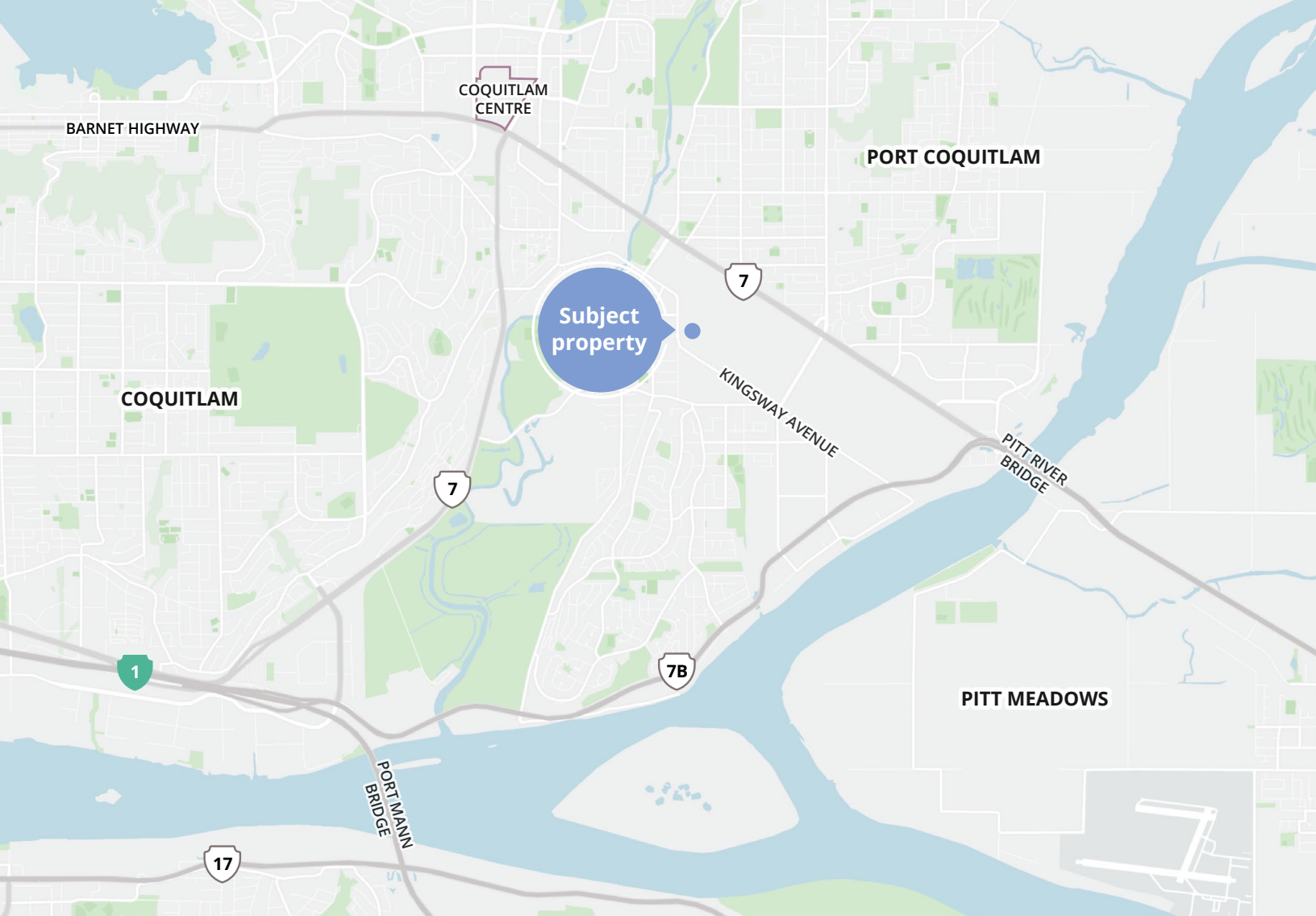
-  Ground floor is improved with a reception area, kitchen and washroom
-  Second floor is improved with a meeting room, private offices, open office area and washroom
-  Carpeted, tiled and laminate flooring
-  Ample windows for natural light
-  Air conditioned
-  Three (3) dedicated parking stalls

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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