

FOR SALE BY COURT ORDER

6.647 Acre Industrial Site Opportunity in Coquitlam

145 Golden Drive, Coquitlam, B.C.

Well located large site in Coquitlam's Mayfair Industrial Park. The Property offers excellent access to both Highway 1 and Highway 7 from United Boulevard.

Accelerating success.

Building Features



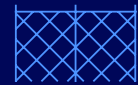
Quick access to Hwy 1 & 7



7,250 SF Office/Warehouse



Large Site Size



Site is Paved and Fenced

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Property Overview

Colliers, on behalf of Deloitte Restructuring Inc., in its capacity as Court appointed Receiver of 145 Holdings Ltd., is pleased to offer this 6.647 acre industrial property, located in the Mayfair Industrial Park, just off the Lougheed and Trans Canada Highways, and at the north end of the Port Mann Bridge.

Four (4) acres of the parcel are encumbered by a BC Hydro easement, which is ideal for outside storage or vehicle or equipment parking, with remaining 2.647 acres available for redevelopment or to utilize as-is.

All offers subject to Court Approval.

Key Highlights



Extremely well located Property with convenient access to Highway 1 & 7 and surrounding municipalities including Vancouver, Burnaby and Surrey



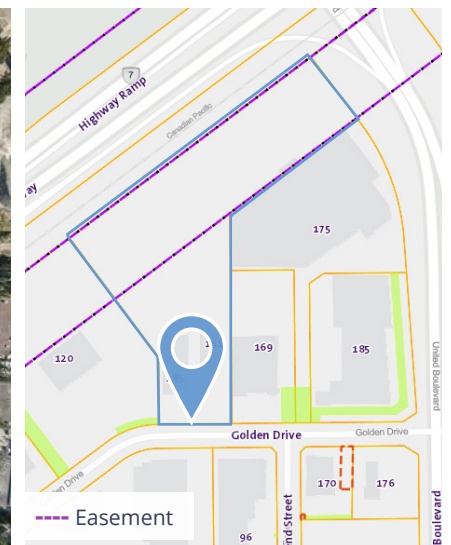
Large site with significant yard space provides opportunity for wide variety of users



Existing income from tenancies with potential opportunity for owner/occupier acquisition

Salient Facts

Civic Address	145 Golden Drive, Coquitlam
PID	023-895-128
Legal Description	Lot 3 District Lot 67 Group 1 New Westminster District Plan LMP35071
Site Area	6.647 acres Total 4 acres is encumbered by a BC Hydro easement
Current Zoning	M-1 - General Industrial
Current Improvements	One ±7,250 SF metal frame industrial office/warehouse building, with two (2) oversized grade level loading doors. The property is fully fenced and paved.
Taxes (2024)	\$279,182.31
Environmental	Phase 1 Environmental (2019)
Listing Price	Contact Listing Agents for Pricing



Property Photos



7,250 SF office/warehouse on site



2 loading doors



Site with storage



Yard looking towards United Boulevard



Looking North



Driveway and Yard



Access from Golden Drive



Easy access from United Boulevard

Location Overview

Situated between the Lougheed Hwy and the Trans Canada Highway, only 30 minutes into Downtown Vancouver, and only minutes to the Port Mann Bridge, the subject property is one of the most central located properties in Metro Vancouver.



Major Roads

Trans-Canada Highway
4 min / 2 km

Lougheed Highway
2 min / 1 km



Ports

Port of Vancouver
36 min / 27 km

DeltaPort
50 min / 48 km



U.S. Border Crossing

Peace Arch
45 min / 34 km

Sumas
70 min / 57 km



Lower Mainland

Downtown Vancouver
30 min / 27 km

Burnaby
18 min / 16 km

Surrey
17 min / 11 km



Online Due Diligence Room **Contents**

Property documents



Environmental Site Assessment



Site Survey



Property Photographs



Tenant Leases

Legal & Financial Documents



Receiver's form of Agreement of Purchase and Sale



Title & Documents on Title



Property Taxes

Offering Process

Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that all offers are Subject to Court Approval

For further information on the offering process, please contact:

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Colliers

Lougheed Highway (#7)

United Boulevard

145 Golden Drive

Golden Drive

145 Golden Drive, Coquitlam

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