

FOR SALE | INDUSTRIAL
UNIT 13 - 1833 COAST MERIDIAN ROAD
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,636 SF Industrial Strata Unit**
- ▶ **Efficient Front Entrance Rear Loading Layout**

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Location

The subject property is located in the Tri-City Business Centre at the intersection of Coast Meridian Road and Kingsway Avenue in Port Coquitlam. Tri-City Business Centre provides convenient access to the Lower Mainland, just minutes off Lougheed Highway, the Mary Hill Bypass, and Highway 1.

Legal Description

STRATA LOT 13 DISTRICT LOT 288 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW3194; PID: 017-946-646

Features

- ▶ All ground floor warehouse area
- ▶ 20' ceilings
- ▶ 3 phase power
- ▶ Washroom
- ▶ 10' x 14' grade loading door
- ▶ New gas heater
- ▶ Ample parking
- ▶ LED lighting
- ▶ Double 5/8th fire-guard drywall on both demising walls

Zoning

M1- General Industrial ([click to view bylaw](#))

Available Space

Ground floor warehouse **1,636 SF**

**All measurements approximate and to be verified by the buyer*

Property Taxes

\$9,456.20 (2025)

Strata Fees

\$444.00 per month

Asking Price

\$1,099,000

Availability

Immediately



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