



FOR SALE/LEASE

503 - 1952 Kingsway Avenue,
Port Coquitlam



For more information, please contact
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Personal Real Estate Corporation
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Executive Summary

OPPORTUNITY:

Opportunity to purchase or lease a 3,052 sf warehouse unit in Kingsway Business Centre. This unit is comprised of high ceiling warehouse space with an open showroom and a washroom on the main floor. The second floor has a nicely improved office space with a washroom and kitchenette.

LOCATION:

The subject property is located on the south side of Kingsway Avenue, in Port Coquitlam's industrial corridor with direct access to Lougheed Highway, Mary Hill Bypass and Highway One. This property is well connected to bus networks as well as close proximity to the West Coast Express commuter rail.

DETAILS:

Area	Main Floor	1,648 sf	Warehouse
		702 sf	Showroom with Washroom, Shower & Kitchenette
	Second Floor	702 sf	Office with Washroom & Kitchenette
	Total Area	3,052 sf	

Civic Address	503 - 1952 Kingsway Avenue
Legal Description	Strata Lot 37 DL 382 Grp 1 NWD Strata Plan NWS3356
PID	017-392-748
Ceiling Height	18'
Loading	One Grade Loading Door
Property Tax	\$16,577.07 (2025)
Maintenance Fee	\$692.82 per month
Zoning	M1 General Industrial

Lease Information	Base Rent	\$18.50 per sf
	Additional Rent	\$9.18 per sf
	Gross Monthly Rent	\$7,039.95 (plus GST)

SALE PRICE **\$ 1,625,000.00**



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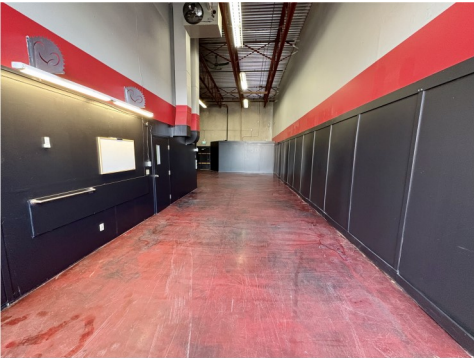
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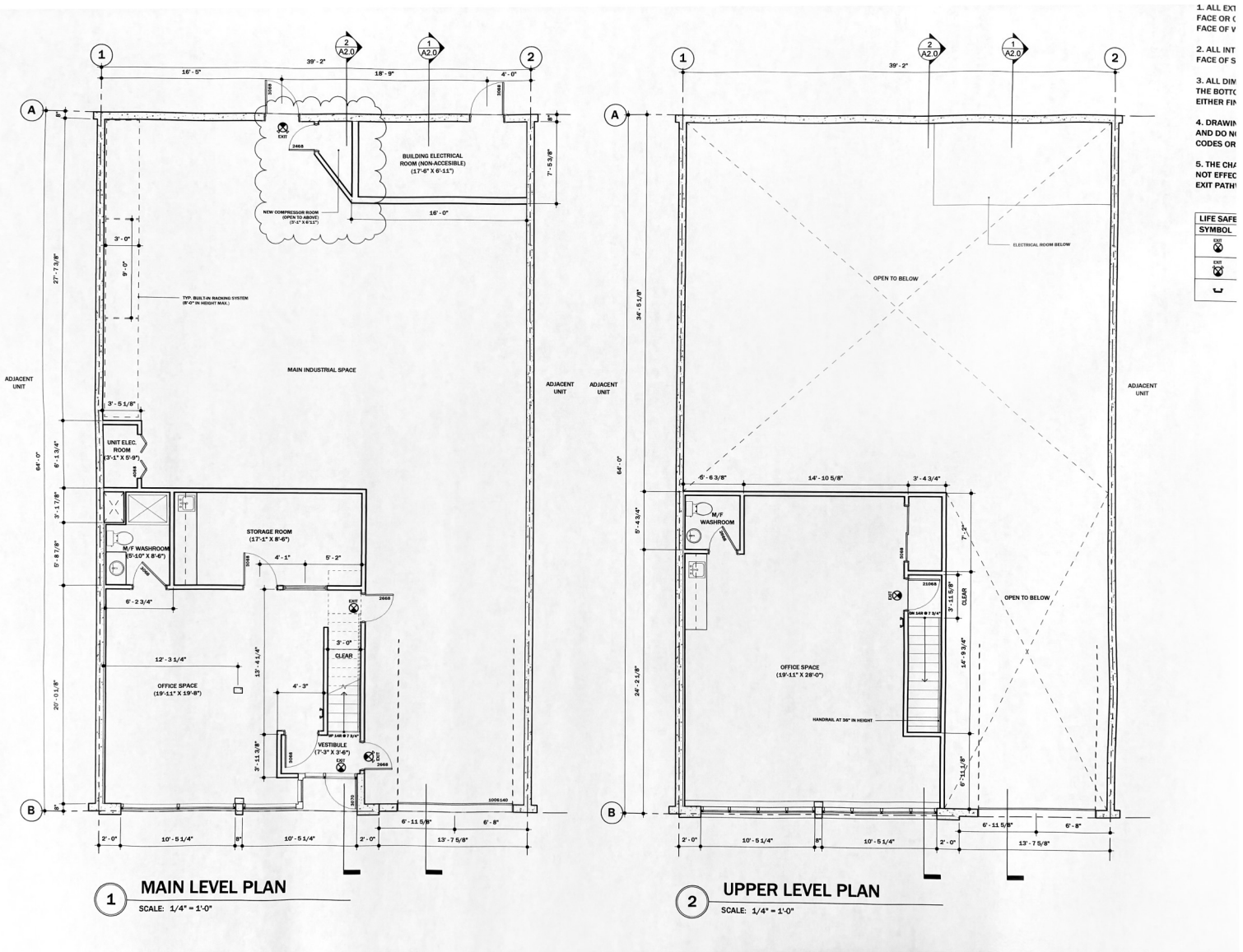
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