

FOR SALE | INDUSTRIAL  
#340 - 17 FAWCETT ROAD  
COQUITLAM, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,840 SF Office/Warehouse Unit**
- ▶ **Waterfront Strata Unit**
- ▶ **Grade Loading**

**Mackenzie Fraser**  
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# FOR SALE | INDUSTRIAL

## #340 - 17 FAWCETT ROAD

### COQUITLAM, BC

### Location

The subject property is located off United Boulevard at the south end of Fawcett Road in the Cape Horn Business Park. This location provides convenient access to Highway 1 and Lougheed Highway. Downtown is 25 minutes by car and access to the Fraser Valley is minutes away via the Port Mann Bridge.

### Zoning

M2 (Industrial Business)

### Features

- ▶ 18' ceiling
- ▶ Grade level loading door
- ▶ 3-phase power
- ▶ 2 washrooms (1 up with shower, 1 down)
- ▶ Fully HVAC offices
- ▶ Boardroom
- ▶ 3 private offices
- ▶ Private waterfront patio

### Available Area

Warehouse	870 SF
Ground floor office	985 SF
Second floor office	985 SF
<b>Total</b>	<b>2,840 SF</b>

### Strata Fees

\$1,153.42 per month

### Property Taxes

\$13,310.29 (2024)

### Asking Price

\$1,420,000.00

### Availability

Immediate



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