

FOR SALE/LEASE

1150 - 950 SEABORNE AVE
PORT COQUITLAM, BC



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OPPORTUNITY

Located in the heart of the Dominion Triangle area within PIVOTAL, this property offers a prime position in Port Coquitlam with 3,010 square feet of versatile warehouse and office space. ESFR rated sprinkler system with 22' ceiling height, 500 lbs/SF floor load rating, 100 amp, 347/600 volt, 3 phase electrical service, 1 rear 10' x 10' grade level loading door and paved parking spaces with EV charging rough-in.

Conveniently situated, it provides easy access to major transportation routes, including the Pitt River Bridge and Golden Ears Bridge to the east, the Coast Meridian Overpass to the west, and is just minutes from the Port Mann Bridge and Highway 1.

Additionally, the property is near Fremont Village, which features popular retailers such as Costco, Save-On-Foods, Walmart, and more. This makes it an ideal location for businesses seeking a well-connected and amenity-rich environment in Port Coquitlam.

PROPERTY DETAILS

Location	1150 - 950 Seaborne AVE Port Coquitlam, BC
PID	031-181-201
Legal	Strata Lot 4, Plan Eps7008, Section 8, Range 1e, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
Building Size*	Total: 3,010 SF Warehouse: 2,073 SF Office: 937 SF
Parking:	3
Zoning	M3- Light Industrial
Year Built	2020
Vacancy Date	December 2024

PRICE

Sale Price: \$1,899,990

Lease Price:

- **Basic Rate:** \$23/SF
- **Additional:** \$8.64/SF

FEATURES

- ESFR rated sprinkler system
- 11' to 22' ceiling heights
- 500 lbs/SF floor load rating
- 100 amp, 347/600 volt, 3 phase electrical service
- 1 rear 10' x 10' grade level loading door
- Handicap Accessible Washroom in Warehouse
- Two-piece Washroom in Office

*The provided sizes are approximate and derived from strata document. The building has not been measured; it is crucial for the buyer to independently verify these measurements.

PHOTOS



DEMOGRAPHICS (3 MINS DRIVE)

5,743

Population



Average Household Size

40.2

Median Age

\$138,945.12

2021 Household Average Income (Current Year \$)



\$268M

2021 Household Aggregate Income



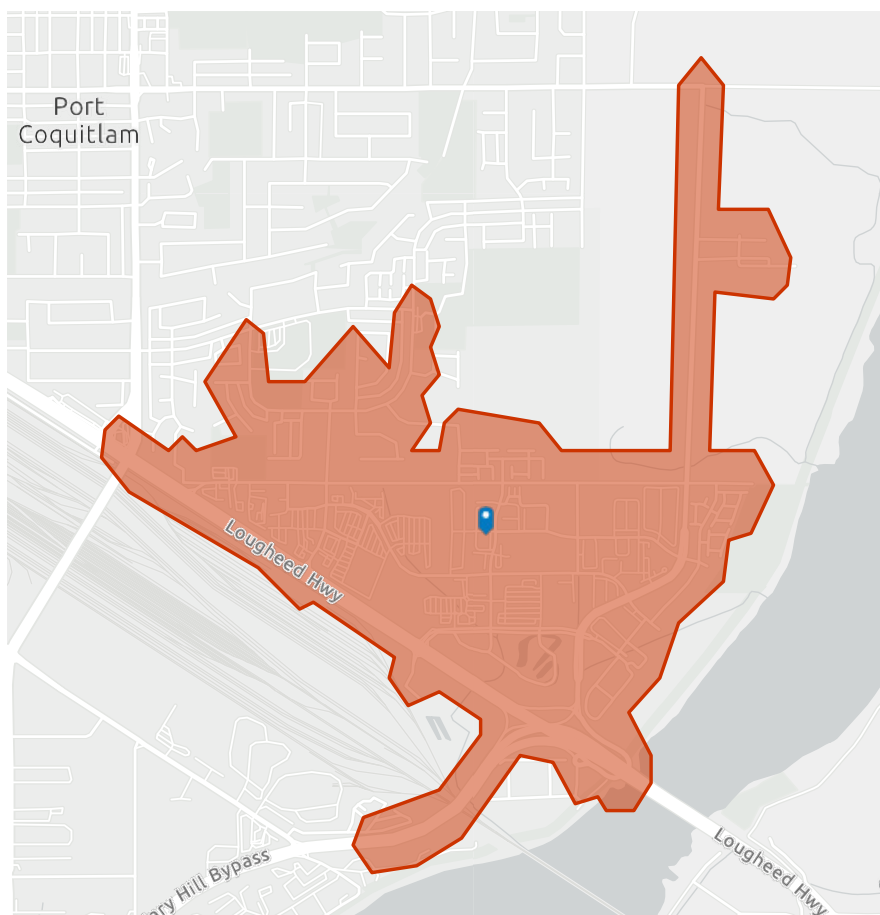
\$146M

2021 Household Discretionary Aggregate Income



\$215M

2021 Household Disposable Aggregate Income



ANNUAL HOUSEHOLD SPENDING



\$2M

2021 Alcoholic Beverages Served On Licensed Premises



\$10M

2021 Health Care



\$9M

2021 Clothing



\$22M

2021 Food Purchased From Stores



\$11M

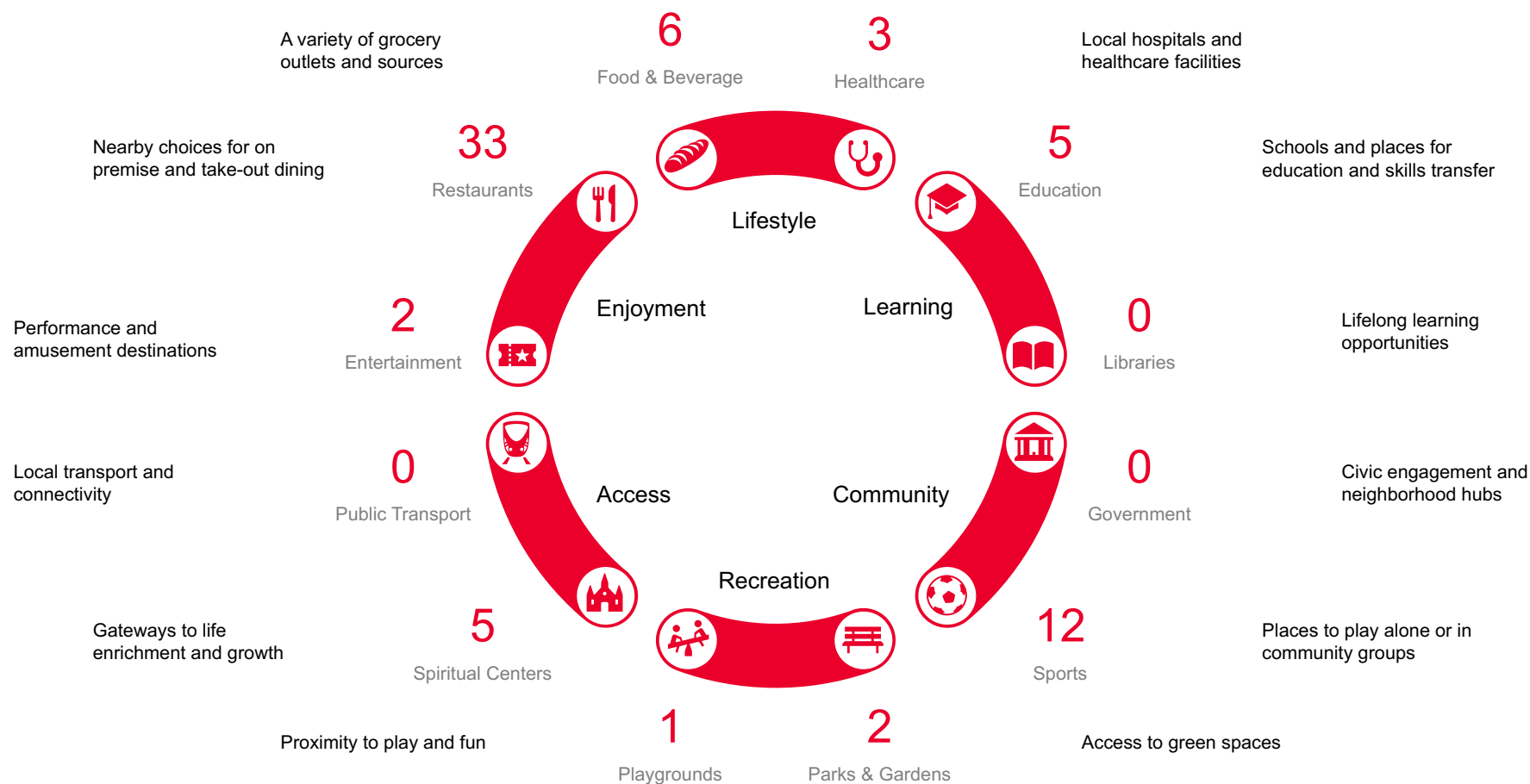
2021 Food Purchased From Restaurants



\$127K

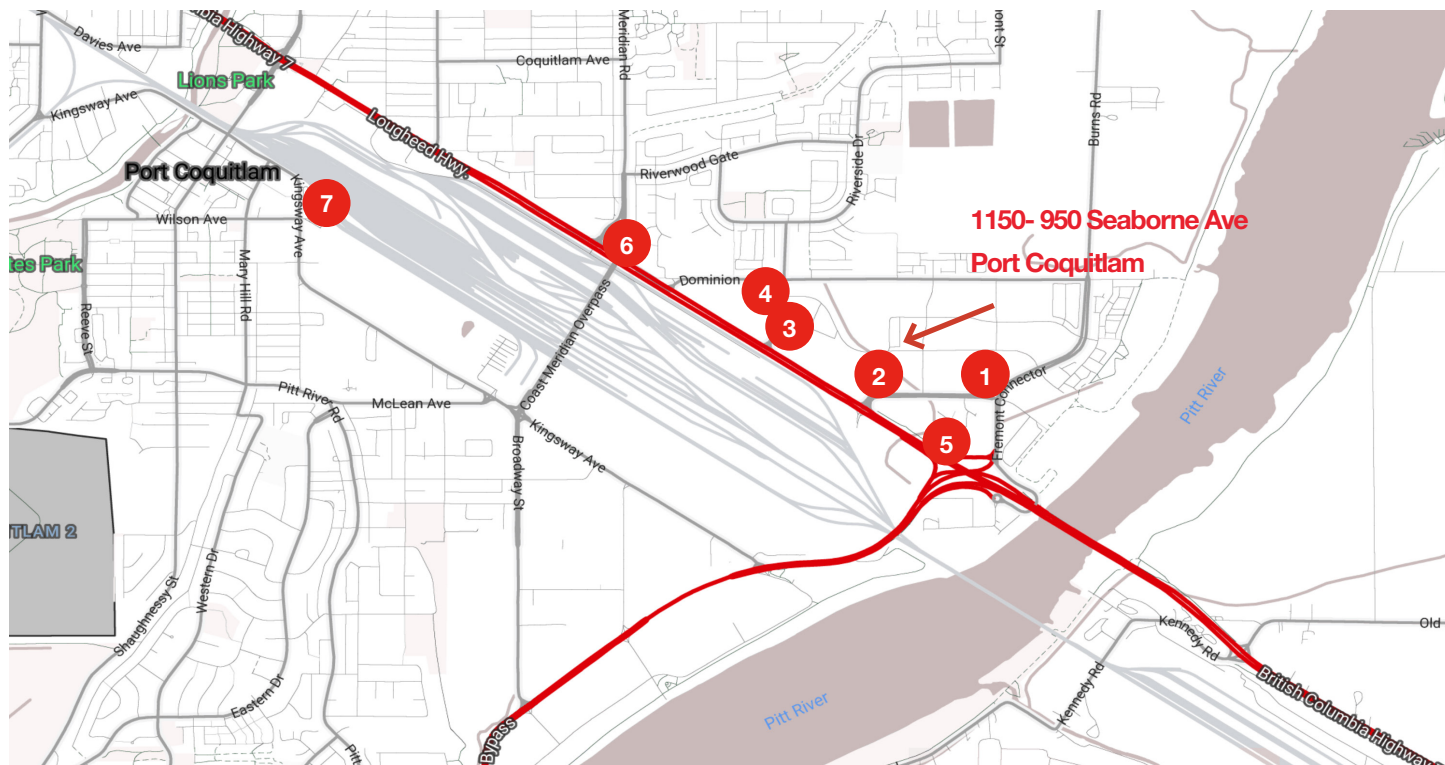
2021 Purchase of Pets, Related Pet Goods

NEIGHBOURHOOD (3 MINS DRIVE)



LOCATION

1. WALMART
2. CANADIAN TIRE
3. COSTCO
4. HOME DEPOT
5. FREMONT VILLAGE
6. TIM HORTONS & WENDY'S
7. PORT COQUITLAM TRAIN STATION



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