

# 204

CAYER STREET, UNITS 201 & 202  
COQUITLAM, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRICE REDUCED**

**FOR SALE OR LEASE**

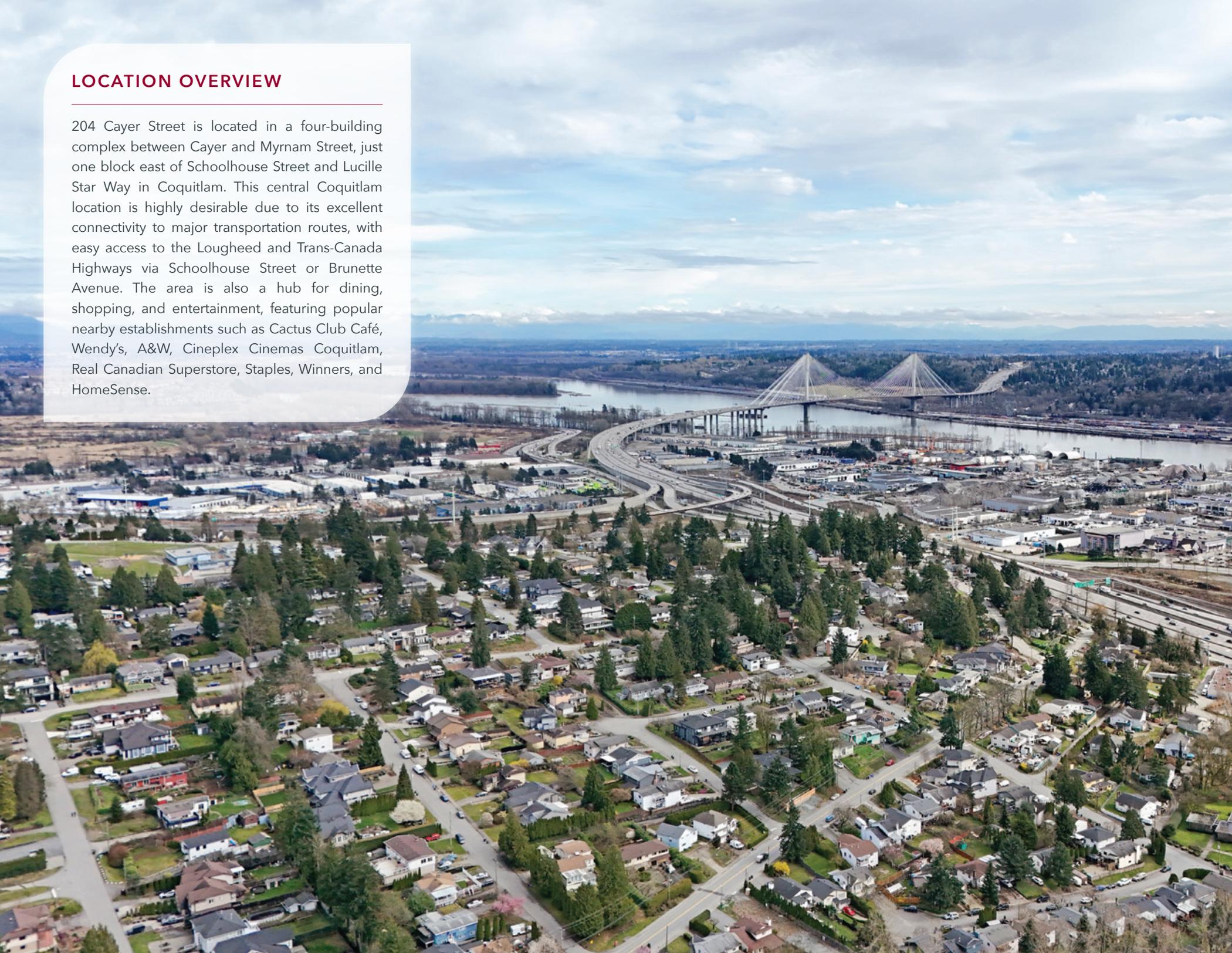
**TWO-BAY INDUSTRIAL STRATA BUILDING  
7,597 SF & 11,260 SF BAYS, CONTIGUOUS TO 18,857 SF**

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## LOCATION OVERVIEW

204 Cayer Street is located in a four-building complex between Cayer and Myrnam Street, just one block east of Schoolhouse Street and Lucille Star Way in Coquitlam. This central Coquitlam location is highly desirable due to its excellent connectivity to major transportation routes, with easy access to the Lougheed and Trans-Canada Highways via Schoolhouse Street or Brunette Avenue. The area is also a hub for dining, shopping, and entertainment, featuring popular nearby establishments such as Cactus Club Café, Wendy's, A&W, Cineplex Cinemas Coquitlam, Real Canadian Superstore, Staples, Winners, and HomeSense.



## Salient Details

Civic Address	#201 & 202 - 204 Cayer Street, Coquitlam, BC			
Legal Description	SL 4, 5, 21 & 22 DISTRICT LOT 47 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1456			
PID	001-802-453, 001-802-461, 018-149-472, 018-149-511			
Zoning	M-1 (Industrial)			
Building Size	Unit 201	Unit 202	Total	
	Warehouse	4,911 SF	8,460 SF	13,371 SF
	Ground floor office	1,418 SF	1,400 SF	2,818 SF
	Second floor office	1,268 SF	1,400 SF	2,668 SF
	<b>Total</b>	<b>7,597 SF</b>	<b>11,260 SF</b>	<b>18,857 SF</b>
Construction	Tilt-up concrete			
Strata Fees (2025)	\$2,160.87 per month			
Property Taxes (2025)	Unit 201	\$46,581.94		
	Unit 202	\$74,518.98		
	<b>Total</b>	<b>\$121,900.92</b>		
Asking Price	<del>\$10,850,000</del> <b>\$9,800,000</b>			
Basic Lease Rate	\$20.50 PSF			
Additional Rent	\$8.00 PSF (2025 estimate)			

## Property Features

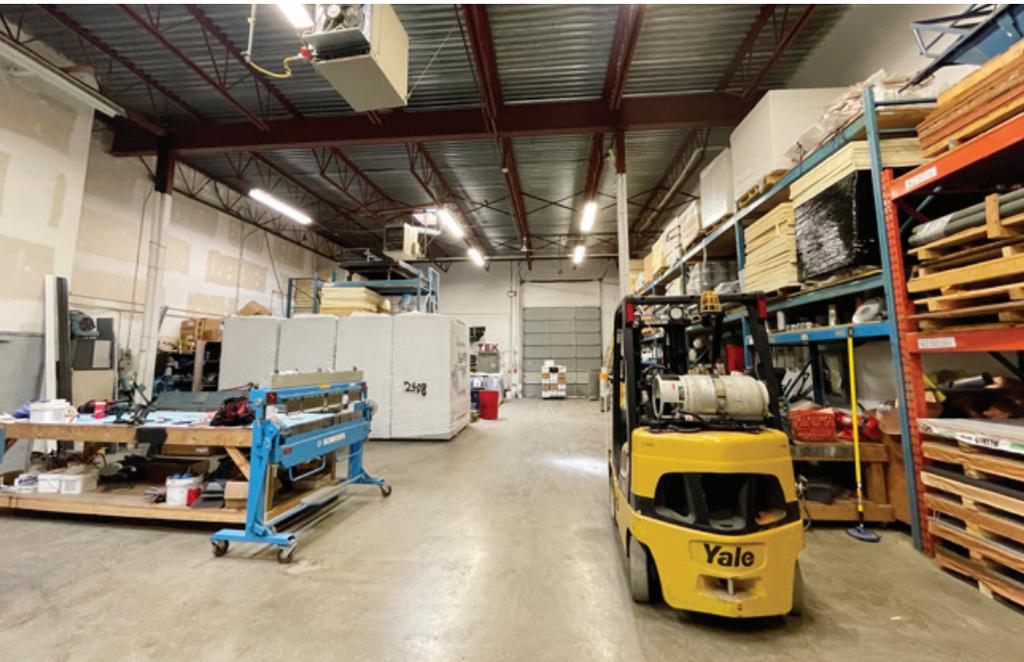
- ▶ 19' ceiling height
- ▶ 1 dock level loading door
- ▶ 5 grade level loading doors
- ▶ 3-phase power
- ▶ Forced-air gas warehouse heaters
- ▶ Warehouse skylights
- ▶ Circulation fans
- ▶ HVAC offices
- ▶ Private offices and open concept areas, reception area
- ▶ Kitchenettes and lunchrooms, multiple washrooms
- ▶ Ample truck room and parking
- ▶ Demising option available (contact listing agents)

## BUILDING PLAN



## UNIT 201 FLOOR PLAN





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