



FOR SALE

935 Sherwood Avenue, Coquitlam



For more information, please contact

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Executive Summary

OPPORTUNITY:

Opportunity to own a highly improved Freestanding industrial building in one of Coquitlam's most strategic and accessible locations. Positioned just minutes from major transportation routes, this property provides exceptional connectivity to Highway 1 and Lougheed Highway, making it ideal for businesses requiring seamless logistics, client access, and employee convenience.

The exterior of the property is fully secured with automatic gates. Beautiful Brick cladding is paired with warm wood soffits, creating a refined, modern industrial aesthetic. A thoughtfully designed outdoor patio area with built-in heaters extends usability year-round—perfect for staff breaks or client hosting. Inside, the building showcases extensive high-quality improvements that elevate it far beyond a typical industrial space. The second floor finishes include oversized tile flooring and a kitchen featuring a double-size display refrigerator, dishwasher, and two large marble island counters, offering both functionality and style.

The warehouse area is equally impressive, featuring 18 foot High ceilings, epoxy-coated floors with full drainage, designed for durability and efficient operations. Combining premium build quality, functional upgrades, and unbeatable access to major highways, 935 Sherwood Ave is a standout industrial asset.

DETAILS:

AREA	Main Floor	5,035 sf
	Second Floor	1,951 sf
	Total Area	6,986 sf
LAND SIZE	8,052 sf	
LEGAL DESC.	Lot B, Block 7, Plan NWP1531, DL 16, NWD, (AC325394)	
PID	015-665-712	
PROPERTY TAXES	\$48,245.15 (2025)	
ZONING	M-1, General Industrial	
PARKING	8 Stalls	
CEILING HEIGHT	18 feet	
AVAILABLE	Vacant Possession Available	
ASKING PRICE	\$5,590,000.00	



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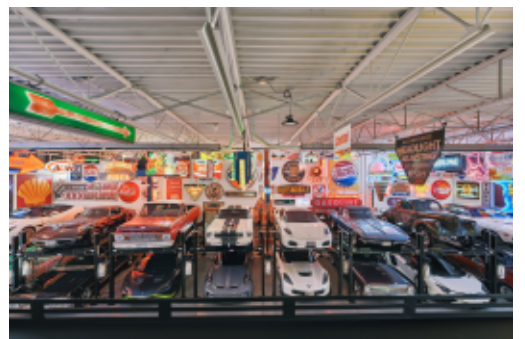
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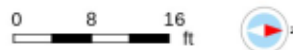
Main Floor

Finished Area 5035.64 sq ft



2nd Floor

Finished Area 1951.00 sq ft



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