

HQ

Commercial FOR SALE

WAREHOUSE / OFFICE

7-130 GLACIER STREET, COQUITLAM, BC



Exclusively Represented By

[Dean Thomas*](#)

Personal Real Estate Corporation

604 726 7137

deanthomas@hqcommercial.ca

HQ COMMERCIAL

320- 1385 West 8th Avenue

Vancouver BC V6H 3V9

o 604 899 1122

f 604 608 4819

hqcommercial.ca

PROPERTY

Mayfair Industrial Park a corner unit facing United Boulevard totalling 2,950 SF comprising of approx 2,050 SF of warehouse on the main with 420 SF of office space with efficient bi-parting automated glass door separating the warehouse. There is also a nicely finished air-conditioned office on the mezzanine comprising of 500 SF. Recently improved with new quality Kawneer windows and doors and the offices have been finished with carpet and tile throughout. A total of 2 washrooms includes 1 on each floor. This warehouse bay is well located in an industrial area just east of United Blvd in the Cape Horn area with excellent access to Highway 1. Pre-cast concrete construction, one grade load door (10' x 14') and a paved and grass common yard area.

LOCATION

Centrally and strategically located just East of United Boulevard and South of Lougheed Highway, the property is minutes from the newly improved Trans-Canada Highway and the Port Mann Bridge, offering ease of access throughout Greater Vancouver.

UNIT SIZE

2,950 sq. ft.

PARKING

5

AMPS

220, 3-phase

VOLTS

600

ZONING

M-1

YEAR BUILT

1978

LEGAL DESCRIPTION

PL NWS1468 LT 1 DL 67 LD 36

PID

001-809-288

STRATA FEES

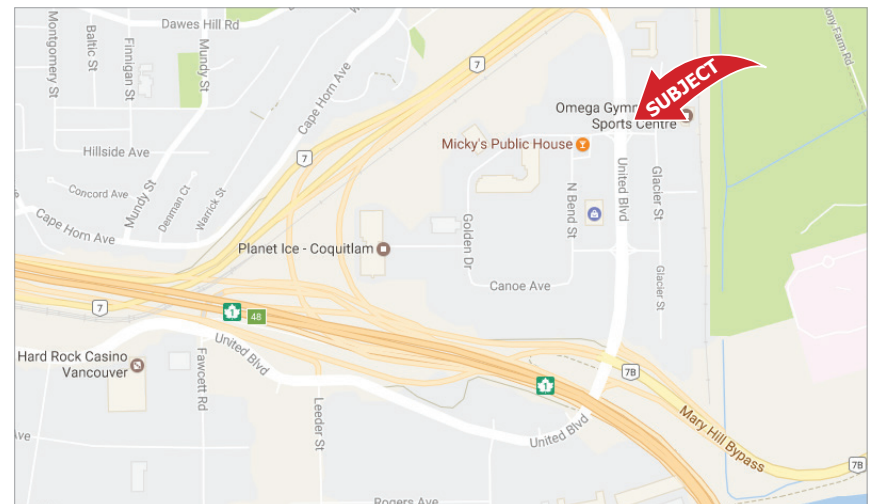
\$467.28

PROPERTY TAX (2016)

\$9,413.40

PRICE

\$750,000



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