

**HQ**

Commercial

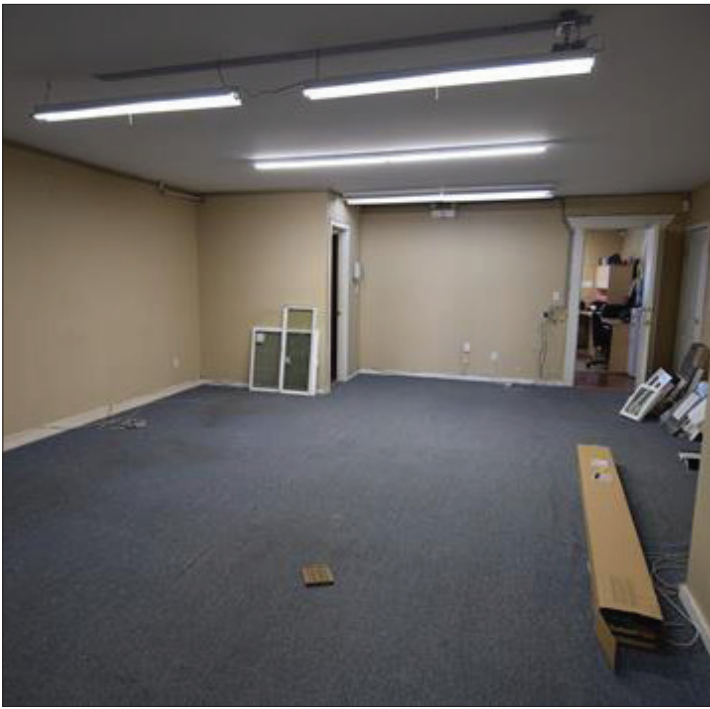
**FOR SALE**

PRIME WAREHOUSE/OFFICE UNIT

**4-120 GLACIER STREET,  
COQUITLAM**

## OPPORTUNITY

Unlock a prime opportunity with this expansive 3,666 SF strata unit in Mayfair Industrial Park. The ground floor spans 2,444 SF and features a versatile layout that seamlessly integrates offices/showroom space, complemented by a soaring 20-foot ceiling warehouse. Modern amenities include washrooms on each level and a newer heat pump (HVAC) system. Streamline operations with a grade load door for logistics, while visitor parking and access to a common yard area enhance convenience and functionality.



## SUMMARY

UNIT SIZE	3,666 SF
ZONING	M-2 INDUSTRIAL BUSINESS
YEAR BUILT	1980
PID	001-809-415
PROPERTY TAX (2023)	\$14,944.18
STRATA FEES	SEE AGENT
SALE PRICE	\$1,749,000

## PROPERTY HIGHLIGHTS

Unit boasts strong electrical supply: 600V, 250A, 3-phase, perfect for industrial needs.

Features a single grade-level loading door, facilitating easy loading and unloading of goods.

Comes with three dedicated parking spaces for convenient access and ample visitor parking available.

Strategically situated minutes from major transportation arteries, including Trans-Canada Highway and Port Mann Bridge, providing convenient access across Greater Vancouver.

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