

FOR SALE | INDUSTRIAL
#13 & 28 - 145 SCHOOLHOUSE STREET
COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NEW PRICING!



- ▶ **Affordable Units Ranging From 2,300 to 4,600 SF**
- ▶ **Priced from \$1,449,000 to \$2,690,000**
- ▶ **Central Location with Excellent Access to Lougheed & Trans-Canada Highways**
- ▶ **High Quality Office Build-Out**

Location

The subject property is situated just north of Lougheed Highway and the Trans-Canada Highway. This central Coquitlam location is a popular area due to its easy access to major transportation routes. There are many nearby restaurants and other retailers including Cactus Club Café, Wendy's, A&W, Cineplex Cinemas Coquitlam, Real Canadian Superstore, Staples, Winners, and HomeSense.

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Unit Areas

| Unit | Main Floor | Mezzanine/Office | Total | Property Taxes (2022) | Strata Fees | Asking Price |
|--------------|-----------------|------------------|-----------------|-----------------------|-----------------|---------------------|
| Unit 13 | 1,302 SF | 998 SF | 2,300 SF | \$ 7,709.27 | \$329.51 | \$1,449,000 |
| Unit 28 | 1,302 SF | 998 SF | 2,300 SF | \$7,411.30 | \$329.52 | \$1,449,000 |
| Total | 2,604 SF | 1,996 SF | 4,600 SF | \$15,120.57 | \$659.03 | \$2,690,000* |

*Discounted price if both units are purchased together. Ownership may consider making minor improvements to the Property that may suit a prospective purchaser's business.

Features

- ▶ Quality tilt-panel construction
- ▶ 22' warehouse ceiling
- ▶ High-end office build-out (glass partitions) with 5 private offices
- ▶ Coffee bar/lunchroom & boardroom
- ▶ HVAC mezzanine offices
- ▶ 3-phase 200 amp/240 volt electrical service per bay
- ▶ Two (2) grade level loading doors (12' x 14')
- ▶ Six (6) designated parking spaces
- ▶ Flexible layout options

Zoning

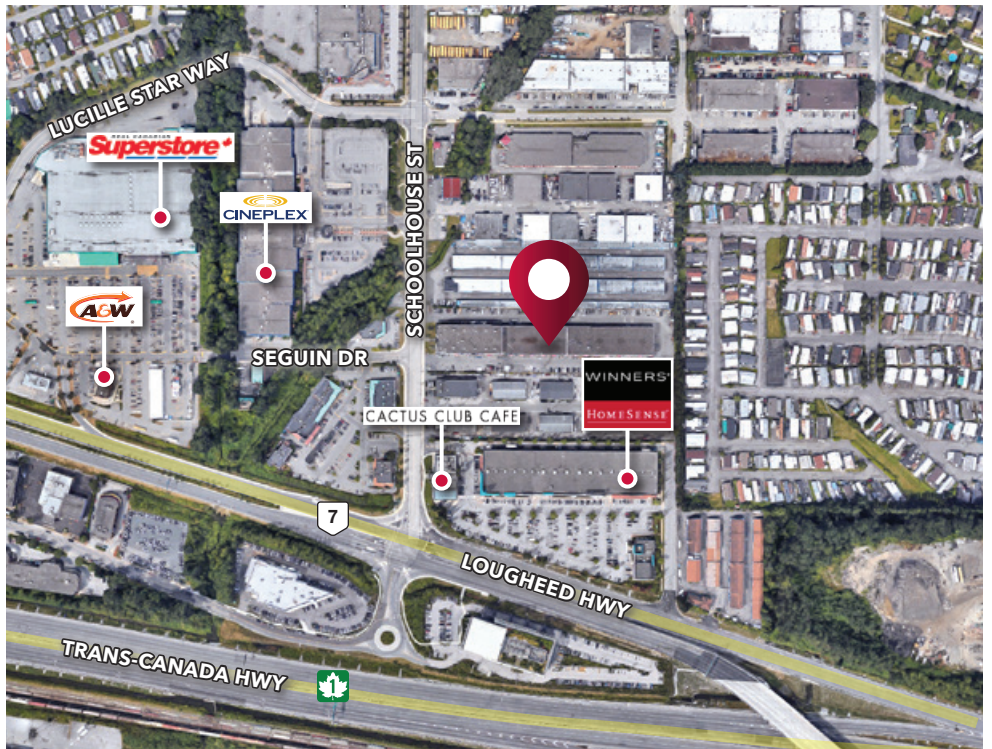
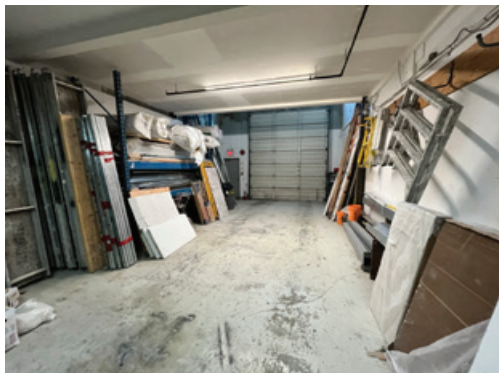
M-2 (Industrial Business)

Year Built

2001

Availability

Immediate



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