

FOR SALE

1.98 ACRE LIGHT INDUSTRIAL DEVELOPMENT SITE

865 Seaborne Avenue
Port Coquitlam, BC

LOT 1 - 1.98 ACRES



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 1.98 acres of industrial development land
- Convenient access to Lougheed Highway & Mary Hill Bypass
- One of the last remaining light industrial lots in the area
- Asking price: \$4,356,000

For more information
PLEASE CONTACT:

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OPPORTUNITY

The opportunity to purchase 1.98 acres of industrial development land in Port Coquitlam's Dominion Triangle. This is one of the last remaining light industrial lots in the area, which is experiencing rapid development. The property is a corner lot with exposure and access via Seaborne Avenue and Hawkins Street. Visit FLRE.ca/Seaborne to view this property's listing video.

PROPERTY FEATURES

- Site allows for an approximately 33,000 sf facility
- Corner lot
- Exposure on Seaborne Avenue and Hawkins Street
- Multiple access points to property
- Zoned M3 - Light Industrial

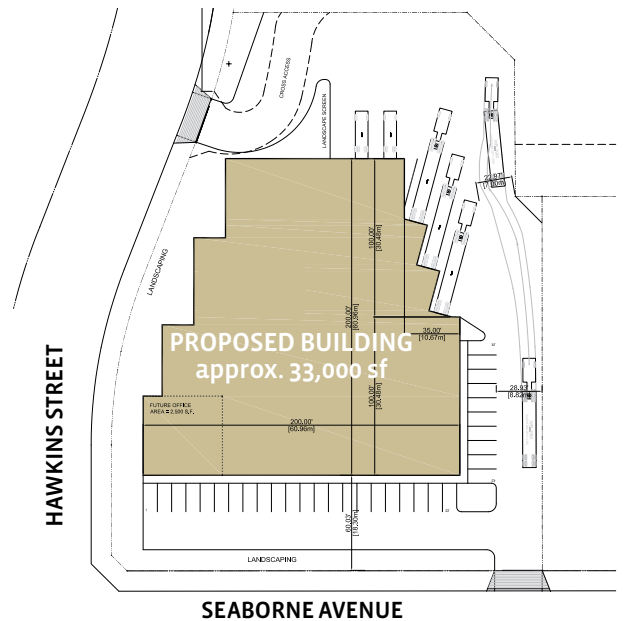
ZONING

The property is zoned Light Industrial (M3) which serves as a transitional zoning between industrial uses and nearby commercial and residential areas.

ASKING PRICE

\$4,356,000 (\$2,200,000/acre)

POTENTIAL SITE PLAN



RENDERING FOR POTENTIAL BUILDING



FOR MORE INFORMATION CALL 604.583.2500

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LOCATION

The subject property is located in Port Coquitlam's Dominion Triangle, just off Lougheed Highway and the Mary Hill Bypass. The area is experiencing rapid growth with many light industrial businesses building custom facilities in the immediate area. Ongoing development of River's Edge Industrial Park and Freemont Village Shopping Centre is drawing a variety of businesses, and thus amenities, to the neighbourhood. This is encouraged by residential development including Mosaic's Freemont Indigo Townhomes and a 500+ unit tower planned in Freemont Village.

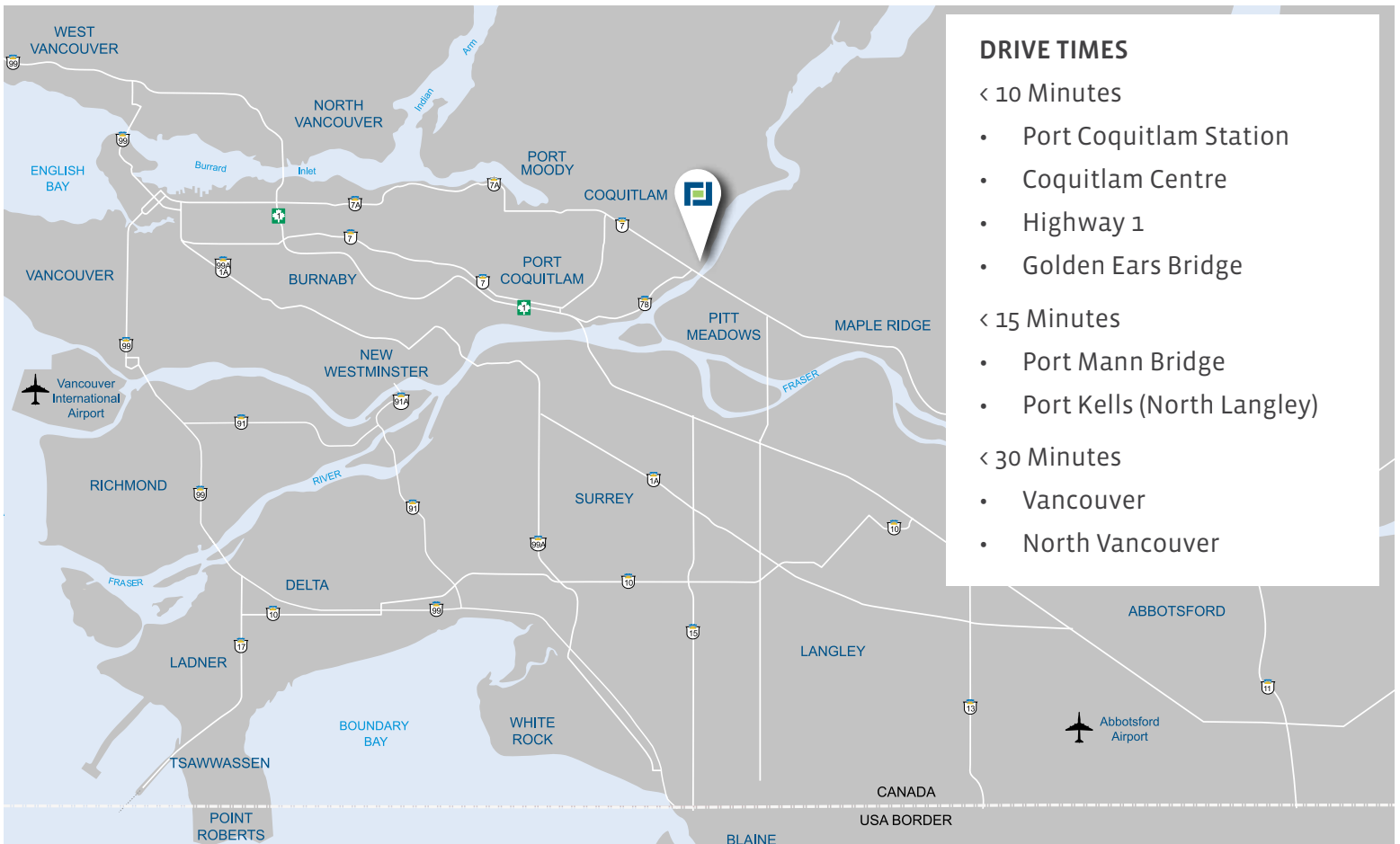
PROPERTY DOCUMENTATION

The following information is available upon request:

- Survey - 2014
- Survey - 2016
- Subdivision Plan - 2016
- Potential site plan
- Rendering for potential building
- Zoning - Light Industrial Zone (M3)

For access to the above documents please contact the listing agents.

LOCATION MAP



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