

FOR SALE

0.875 ACRE INDUSTRIAL DEVELOPMENT SITE

577 Nicola Avenue
Port Coquitlam, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 0.875 acre site with potential for a 17,850 sf building (approximate)
- Convenient access to Lougheed Highway & Mary Hill Bypass
- Corner lot with excellent exposure
- Asking price: \$2,250,000

For more information
PLEASE CONTACT:

Todd Bohn
Personal Real Estate Corporation
d 604.676.4138
c 778.808.8633
todd@FLRE.ca

Kyle Dodman
d 604.424.9837
c 604.309.9446
kyled@FLRE.ca

FLRE.ca

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OPPORTUNITY

The opportunity to purchase a 0.875 acre industrial development site in Port Coquitlam's Dominion Triangle, an area which is experiencing rapid development. The property is a corner lot with excellent exposure onto both Nicola Avenue and the Fremont Connector.

PROPERTY FEATURES

- Site allows for an approximately 17,850 sf facility
- Corner lot
- Exposure on Nicola Avenue and the Fremont Connector
- Zoned CD32 - Comprehensive Development

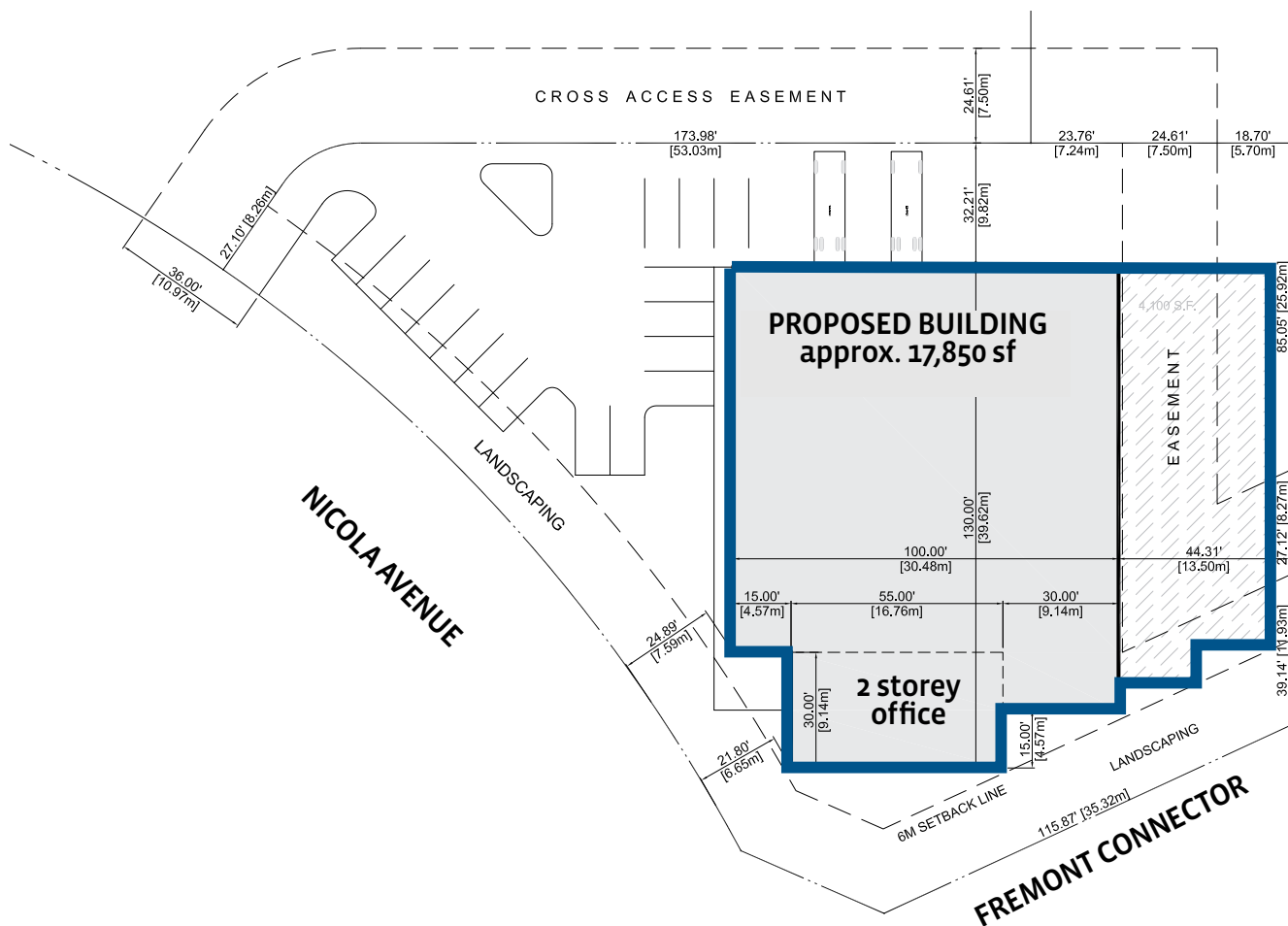
ZONING

The subject property is being sold as rezoned to M3 (Light Industrial) which allows for a range of industrial uses.

ASKING PRICE

\$2,250,000

POTENTIAL SITE PLAN



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 Fremont Village Shopping Centre is drawing a variety of businesses, and thus amenities, to the neighbourhood. This is encouraged by residential development including Mosaic's Fremont Indigo Townhomes and a 500+ unit tower planned in Fremont Village.

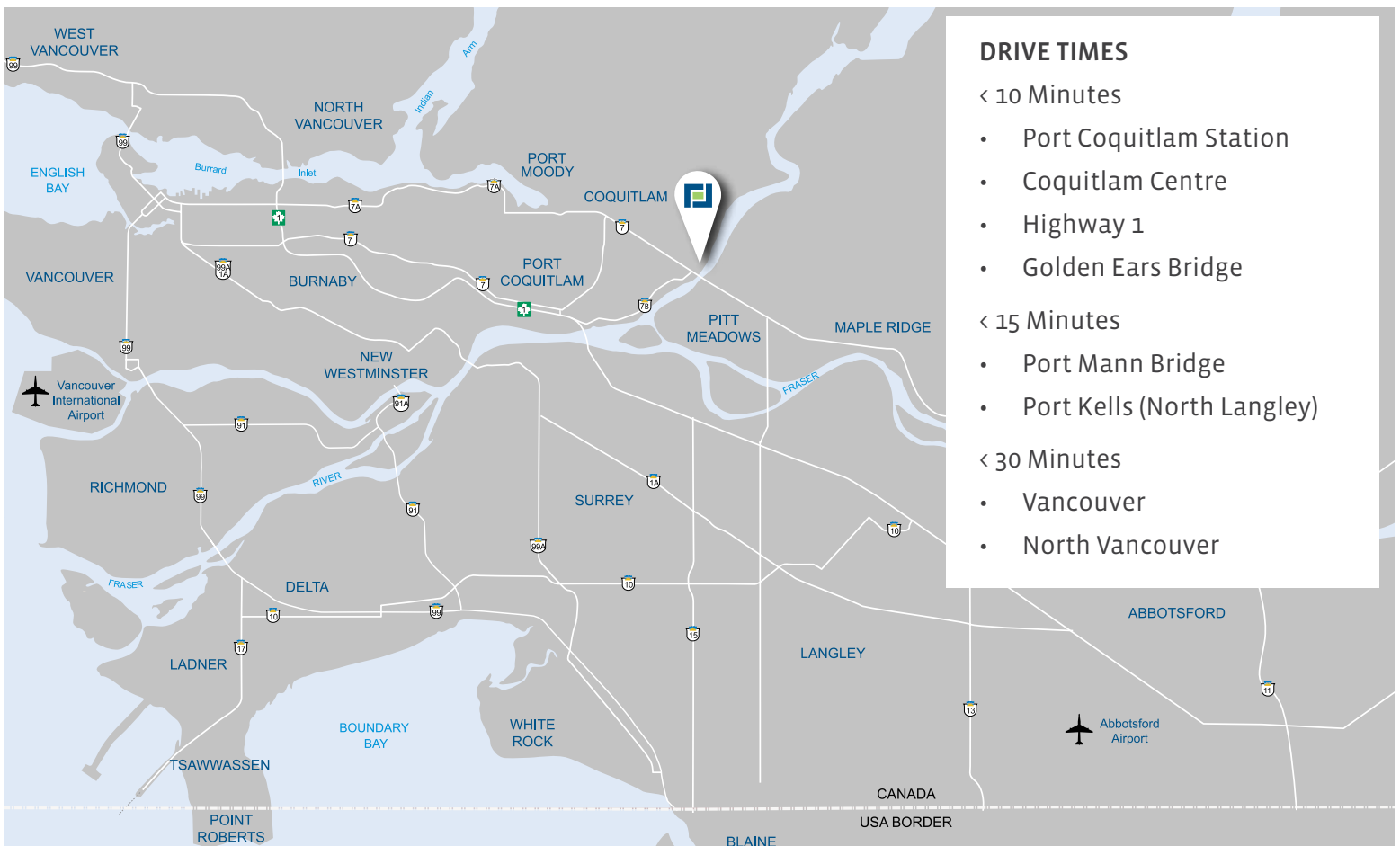
PROPERTY DOCUMENTATION

The following information is available upon request:

- Potential site plan
- Rendering for potential building
- Zoning: CD32 - Comprehensive Development, M1, M2, M3 - Industrial
- Title documents
- Title
- Tax Report

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

LOCATION MAP



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Kyle Dodman
d 604.424.9837
c 604.309.9446
kyled@FLRE.ca

160 – 8621 201 Street
Langley, BC V2Y 0G9
o 604.687.8300
f 604.687.8322
FLRE.ca



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