


ACTIVE
C8038001
Board: V
Office

101 1550 HARTLEY AVENUE
Coquitlam
Cape Horn
V3K 7A1

\$1,850,000 (LP)
(SP)
(LR sq. ft. p/a) 



Rare opportunity to get in to one of the best mixed use complexes in Pacific Reach Business Park. Approximately 3900 square feet on two levels - mostly finished office, small storage room/warehouse on ground level. See attached floor plans for office layouts, and zoning bylaw (M_2) for permitted uses. 2 levels of finished office - ground floor is fully wheelchair accessible. 8 parking spots, great access from United Boulevard. Ideally suited to contractors offices; dispatch, trade school. Separate upstairs and downstairs accesses - can be used together or separately. qualified showings by your Realtor only by appointment.

P.I.D.: 023-608-382
Property Type: Office
Zoning/Land Use: M-2
Land Sz SF/Acres: 0 / 0.00
Brochure:

Prop. Tax/Year: \$10,844.56 / 2020
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Strata
Environmental Assessment Phase: None
Occupancy: Seller
Seller's Rights Reserved:
Amenities: Air Conditioning, Alarm System, Boardroom, HVAC System, Lunchroom, Storefront, Storage, Washrooms Female/Male

Site Services:

General Building Details

Subj. Space SqFt: 3,904 **Width / Depth:** /
Year Built: 1988
Complex Name:
of Buildings: **# of Storeys:**
of Loading Doors: **# of Grade Doors:** 1
Parking Spaces: 8 **# of Elevators:**
Roof: Flexible Membrane
HVAC:
Building Type: Condo Strata Complex, Mixed Use, Warehouse
Construction Type: Concrete

Restrictions:

Office Area Sq Ft: 3,500 **Mezzanine Area Sq Ft:**
Retail Area Sq Ft: **Other Area Sq Ft:**
Warehouse Area Sq Ft: 345

Lease Details

Leased Rate Sq. Foot: **Lease Op Cost SqFt:** **Lease SubLease:**
Leased Size Sq. Foot: **Additional Rent/SF:** **Tot. Spce Avail for Lse:**
Lease Type: **Lease Term (Months):** **Subj. Unit Cont. Spce:**
Lease Expiry Date:

Firm(s): RE/MAX Sabre Realty Group



PM

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

Client View