CUSHMAN & WAKEFIELD

ATTRACTIVE NEW PRICING



CAPE HORN CORPORATE CENTRE
2,419 SF AVAILABLE





FOR SALE | UNIT 11
62 FAWCETT ROAD

COQUITLAM, BC

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UNIT 11

62 FAWCETT ROAD

COQUITLAM, BC

LOCATION

The subject property is located within the Cape Horn industrial area just south of United Boulevard and 5 minutes or less from Highway 1, the Lougheed Highway and the Mary Hill ByPass. The immediate area is host to a Home Depot, Hard Rock Casino and restaurant, Tim Hortons and Wendy's. The restaurants and other amenities of Lougheed Highway and Schoolhouse Street are a short drive away. Downtown Vancouver is just 25 minutes to the west.

ZONING

M-2 (Industrial Business) zoning allows for a wide variety of industrial uses and some commercial uses.

LEGAL DESCRIPTION

Strata Lot 11 District Lot 20 Group 1 New Westminster District Strata Plan LMS2693 (PID: 023-687-771)

SALE PRICE

PRICE FURTHER REDUCED to **$1,075,000 ($444 PSF)**

PROPERTY TAXES (2026)

$15,088.92

STRATA FEES

Approximately $668.35 per month, plus GST

AVAILABILITY

Immediate

BUILDING FEATURES

- 120/208 Volts, 200 Amps, 3-phase electrical service (purchaser to confirm)
- Security system
- Four (4) designated parking stalls, some visitor parking, and one (1) designated loading stall

Warehouse Area

- Forced air gas heating
- One (1) 9'x 12' grade loading door
- Approximately 19'4"clear ceilings
- One (1) 2-pc handicap-accessible washroom

Second Floor Office

- HVAC system
- Carpeted
- LED lighting
- Dropped t-bar ceilings
- Three (3) private offices plus open plan

Mezzanine Storage

AVAILABLE AREA

Warehouse	1,565 SF
Second Floor Office	680 SF
Mezzanine Storage	174 SF
TOTAL AVAILABLE AREA	**2,419 SF**







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