

INFORMATION PACKAGE

2727 DIXON STREET



Welcome to an exceptional industrial offering in the heart of Port Coquitlam. This freestanding property seamlessly integrates just over 5,000 sqft of meticulously maintained warehouse space with an additional 4,400 sqft of thoughtfully designed mezzanine office space. Distinguished by two strategically positioned grade-level bay doors with one offering 21.8 ft of clearance and the crucial advantage of three-phase power, this facility is tailored for efficiency. Port Coquitlam's strategic location provides easy access to major transportation networks such as the Trans-Canada Highway, Lougheed Highway, and the Port of Vancouver. Schedule a private viewing today to unlock the full potential of this distinguished industrial asset.

\$3,999,999

MLS: C8056137
TYPE: Industrial

2727 DIXON STREET

PROPERTY VIEW







2727 DIXON STREET

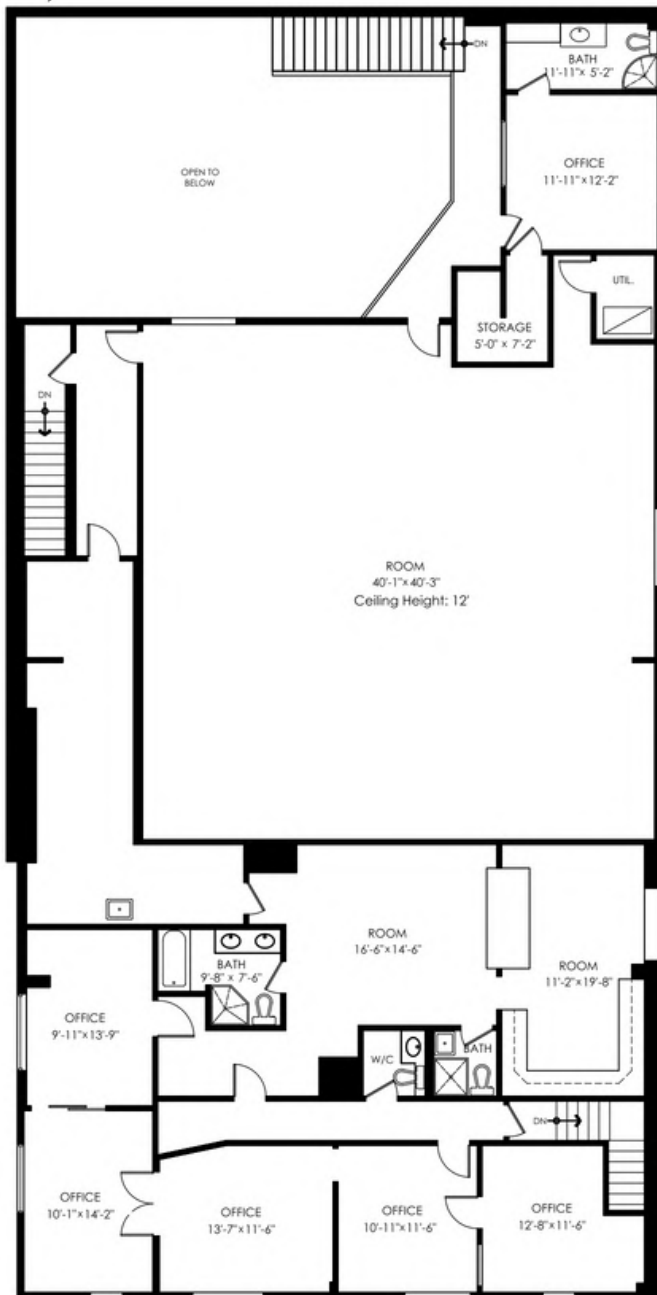
FLOOR PLAN

Scan for more info

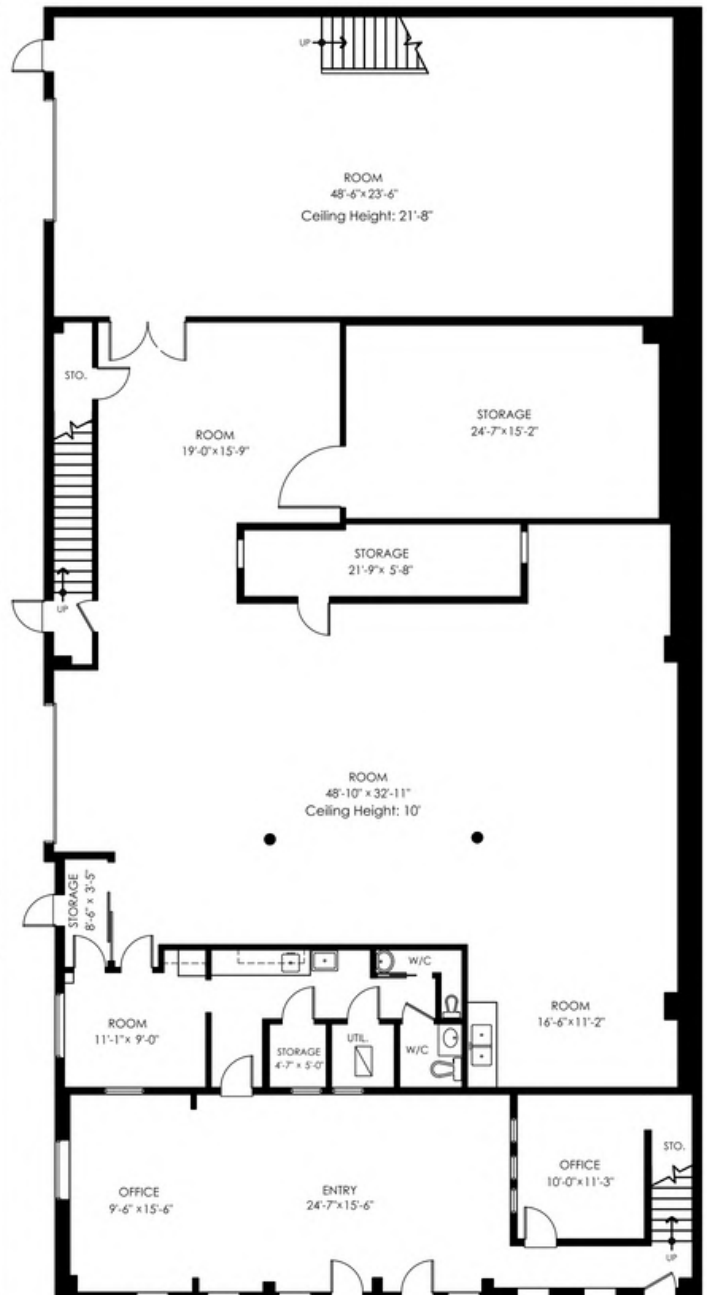


**2727 Dixon St
Port Coquitlam**

Main Floor:	5,172 sq.ft.
Upper Floor:	4,435 sq.ft.
Total Livable:	9,607 sq.ft.
Open To Below:	737 sq.ft.



Upper Floor Plan
Floor Area: 4435 sq.ft.
Ceiling Height: 8'



Main Floor Plan
Floor Area: 5172 sq.ft.
Ceiling Height: 9'-4"



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E&O Insured. Total square foot calculated to gross unit area. S&FT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



2727 DIXON STREET

TITLE SEARCH

ACTIVE
C8056137

2727 DIXON STREET
Central Pt Coquitlam
Port Coquitlam
V3C 5A3

For Sale
Industrial
\$3,999,999

Additional Property Types:
Industrial

For Sale Price:

Listing Map: **M**



Zoning: **M1** Gross Prop Tax: **\$26,728.24** Tax Yr: **2023** Sale Type: **Asset or Share**
P.I.D.#: **002-112-604** Building/Complex Name:

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MEASUREMENTS:

Subj. Space Sq.Ft: **9,607** Space Avail for Lse: **9,607**
Subj. Space Width: **5,172** Whse/Indust.Sq.Ft: **5,172**
Subj. Space Depth: **4,435** Office Area Sq. Ft:
Land Size Sq. Ft. **9,549.00** Retail Area Sq. Ft:
Land Size Acres: **0.22** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: **128.05** Min. Divisible Space: **0**
Subj Prop Depth ft.: **73.50** Max. Contig. Space: **0**

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: # of Grade Doors: **2**
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft): **21.00**
Year Built: **1984** Class of Space:
Building Type: **Freestanding**

Construction Type: **See Remarks**

Potential to Redevelop?

Comments:

Environ. Assess.Done? **No**

Comments:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month: **\$0.00**
Seller's Int: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Owner**

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts:
of Other Units:
Total # of Units:

APOD Cap Rate

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:
Food & Beverage
Minor Business Type:
FB - Bakery
Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Req'd: **No**

Major Use Description:

**GOT ANY QUESTIONS ABOUT
THE REAL ESTATE MARKET?**
Let's connect!

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RE/MAX Treeland Realty