

592 SEABORNE AVENUE PORT COQUITLAM, BC



RARE INDUSTRIAL LAND OPPORTUNITY - 1.93 ACRES
DOMINION TRIANGLE, PORT COQUITLAM
ADJACENT TO FREMONT VILLAGE SHOPPING CENTRE

FOR SALE



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Rare Industrial Land Opportunity - 1.93 Acres

FOR
SALE

LOCATION

The site is immediately northeast of Walmart and offers access to unparalleled retail and restaurant amenities directly across Nicola Avenue. Direct access to both the Mary Hill ByPass and Lougheed Highway make the site ideal for distribution purposes.

ZONING

M-3 Industrial

LOT SIZE

1.934 acres

DIMENSIONS

229' frontage on Seaborne Avenue and Nicola Avenue

370' frontage on Fremont Street

Three street frontages offers a number of different development options.

FEATURES

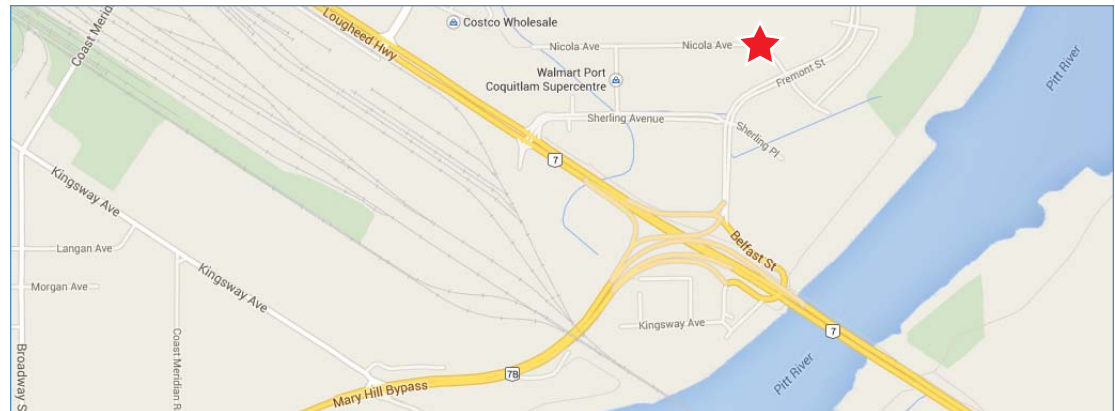
- Rectangular configuration
- Roads to be completed on three property lines prior to sale
- To be filled and compacted to street level
- Preload included for purchaser's proposed building envelope

DEVELOPMENT COST CHARGES

\$65,409 per acre (industrial)

SALE PRICE

\$2,698,000



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