

FOR SALE

RIVERWOOD BUSINESS PARK

OFFICE & OFFICE/WHOLESALE/WAREHOUSES

853 SEABORNE AVENUE, PORT COQUITLAM, BC



FOR FURTHER INFORMATION, PLEASE CONTACT:

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FOR SALE – RIVERWOOD BUSINESS PARK

853 SEABORNE AVENUE, PORT COQUITLAM, BC



THE LOCATION

Riverwood Business Park, primarily located in Port Coquitlam, is an architecturally designed small bay Office/Warehouse complex providing the utmost quality to meet the stringent requirements of today's successful Business.

THE OPPORTUNITY

Located in the heart of the rapidly expanding multi-purpose Residential, Commercial, Retail and Industrial district known as the Dominion Triangle, **Riverwood Business Park** enjoys quick and easy access to all points in the Lower Mainland via The Lougheed Highway, The Mary Hill Bypass, The Trans Canada Highway and The Golden Ears Bridge.

THE PROJECT

CBP Developments Corporation Development Team, in conjunction with **Interface Architecture**, has drawn on their combined 90 years of Real Estate experience to create this fantastic opportunity for successful companies to own their own place of business at an affordable Purchase Price.

THE AMENITIES

RESTAURANTS

- Tim Hortons
- McDonalds
- Swiss Chalet
- Starbucks
- Burger King
- Five Guys Burgers
- Subway

BANKS

- RBC
- TD Canada Trust
- Scotia Bank
- CIBC
- VanCity
- Sharons Credit Union

RETAIL

- Save On Foods
- Dollarama
- Shoppers Drug Mart
- Telus
- Dental Clinic(s)
- BC Liquor Store
- Animal Hospital
- Yoga

BIG BOX

- Walmart
- Costco
- Home Depot
- Canadian Tire
- Marks
- Petland
- Urban Barn

... plus more

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PARKING

OFFICE/WHOLESALE/WAREHOUSE UNITS

SECOND FLOOR CORNER OFFICES UNITS #2270 & #3260

Building 100 – Four (4) spaces including loading door
Building 200 – Three (3) spaces including loading door
Building 300 – Three (3) spaces including loading door
Building 400 – Four (4) spaces including loading door

Three (3) parking spaces for each unit

FEATURES

OFFICE/WHOLESALE/WAREHOUSE UNITS

SECOND FLOOR CORNER OFFICES UNITS #2270 & #3260

- ✓ Nicely finished second floor offices with private offices and open work areas
- ✓ Two fully finished washrooms
- ✓ Coffee bar and sink
- ✓ 10' to 21' ceiling heights in warehouse area
- ✓ 100 amp, 120/208 volt, 3 phase electrical service
- ✓ 9' x 8' grade level loading

- ✓ Fully air-conditioned
- ✓ Corner units with excellent natural light
- ✓ Private offices, Boardroom and open work areas
- ✓ Two fully finished washrooms
- ✓ Coffee bar and sink
- ✓ Excellent low voltage Lighting,
- ✓ T-Bar Ceiling and Carpeting

ZONING

M3 - Office, Office/Wholesale/Warehouse

STRATA FEES

Estimated at \$1.30 per sq. ft. per year

PROPERTY TAXES

Estimated at \$4.00 per sq. ft. per year

PRICING

See attached Schedule

SITE PLAN



PRE-SALE PRICING

RIVERWOOD BUSINESS PARK

853 SEABORNE AVENUE, PORT COQUITLAM, BC
MAIN FLOOR & SECOND FLOOR

Building 100 – Fronting Seaborne Ave – Double Aspect Windows

| UNIT | MAIN FLOOR WAREHOUSE | SECOND FLOOR OFFICE | TOTAL SQ.FT. | SALE PRICE |
|------|----------------------|---------------------|--------------|-----------------------|
| 1180 | 1,245 | 1,417 | 2,662 | SOLD |
| 1170 | 1,320 | 1,320 | 2,640 | <i>Under Contract</i> |
| 1160 | 1,320 | 1,320 | 2,640 | SOLD |
| 1150 | 1,320 | 1,320 | 2,640 | \$1,019,000.00* |
| 1140 | 1,320 | 1,320 | 2,640 | <i>Under Contract</i> |
| 1130 | 1,320 | 1,320 | 2,640 | SOLD |
| 1120 | 1,320 | 1,320 | 2,640 | SOLD |
| 1110 | 1,295 | 1,417 | 2,712 | SOLD |

Building 200

| UNIT | MAIN FLOOR WAREHOUSE | SECOND FLOOR OFFICE | TOTAL SQ.FT. | SALE PRICE |
|------|----------------------|---------------------|--------------|------------|
| 2170 | 1,432 | - | 1,432 | SOLD |
| 2270 | - | 1,532 | 1,532 | SOLD |
| 2160 | 1,226 | 714 | 1,940 | SOLD |
| 2150 | 1,226 | 714 | 1,940 | SOLD |
| 2140 | 1,243 | 730 | 1,973 | SOLD |
| 2130 | 1,243 | 730 | 1,973 | SOLD |
| 2120 | 1,226 | 714 | 1,940 | SOLD |
| 2110 | 1,296 | 1,326 | 2,622 | SOLD |

* Price includes air - conditioned office space

PRE-SALE PRICING

RIVERWOOD BUSINESS PARK

853 SEABORNE AVENUE, PORT COQUITLAM, BC
MAIN FLOOR & SECOND FLOOR

Building 300

| UNIT | MAIN FLOOR WAREHOUSE | SECOND FLOOR OFFICE | TOTAL SQ.FT. | SALE PRICE |
|------|----------------------|---------------------|--------------|----------------|
| 3160 | 1,490 | - | 1,490 | SOLD |
| 3260 | - | 1,720 | 1,720 | Under Contract |
| 3150 | 1,226 | 714 | 1,940 | SOLD |
| 3140 | 1,243 | 730 | 1,973 | SOLD |
| 3130 | 1,243 | 730 | 1,973 | SOLD |
| 3120 | 1,226 | 714 | 1,940 | SOLD |
| 3110 | 1,296 | 1,326 | 2,622 | SOLD |

Building 400

| UNIT | MAIN FLOOR WAREHOUSE | SECOND FLOOR OFFICE | TOTAL SQ.FT. | SALE PRICE |
|------|----------------------|---------------------|--------------|------------|
| 4110 | 1,678 | 902 | 2,580 | SOLD |
| 4120 | 1,728 | 902 | 2,630 | SOLD |

* Price includes air – conditioned office space

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