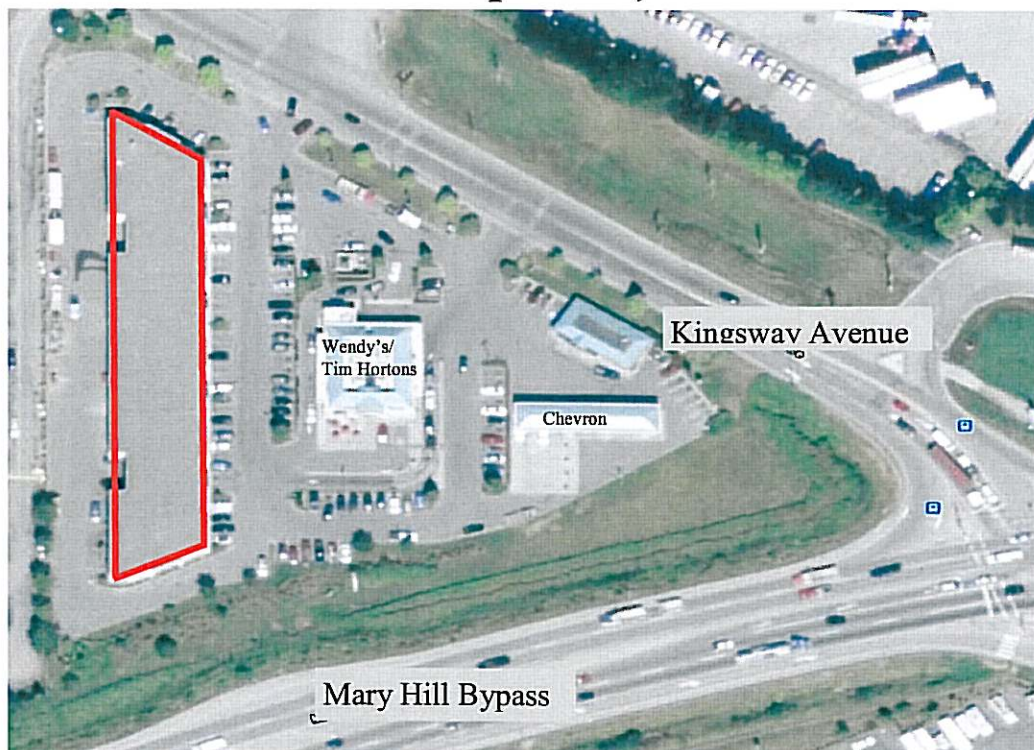




## FOR LEASE

2,966 sq. ft. Retail/Wholesale Space  
#110 & #111 - 1320 Kingsway Avenue  
Port Coquitlam, B.C.



**The Location:** The subject premise is located on Kingsway Avenue at the intersection of Kingsway Avenue and the Mary Hill Bypass in Port Coquitlam. Come join Wendys/Tim Hortons, Chevron gas station and other retail/wholesale users and operate your business from this unique location.

**Building Features:**

- \* Double wide unit with front showroom / retail and office
- \*Exposure to the Mary Hill Bypass
- \*Visibility- next to Tim Hortons/Wendys restaurants
- \*High ceilings
- \*Mezzanine free of charge
- \*Excellent parking for customers and employees
- \*Loading at rear

**Zoning:** M-3

**Lease Rate:** \$13.00 per sq. ft. plus H.S.T. or \$3,213.16 per month plus H.S.T.

**Operating Costs  
& Taxes:** \$4.60 per sq. ft. or \$1,136.96 per month

**FOR FURTHER INFORMATION, PLEASE CONTACT  
CHRIS DAVIES / PETER HALL \* RE/MAX CENTRAL  
TEL: (604) 718-7300 FAX: (604) 718-7307 E-MAIL: [remax@axion.net](mailto:remax@axion.net)**