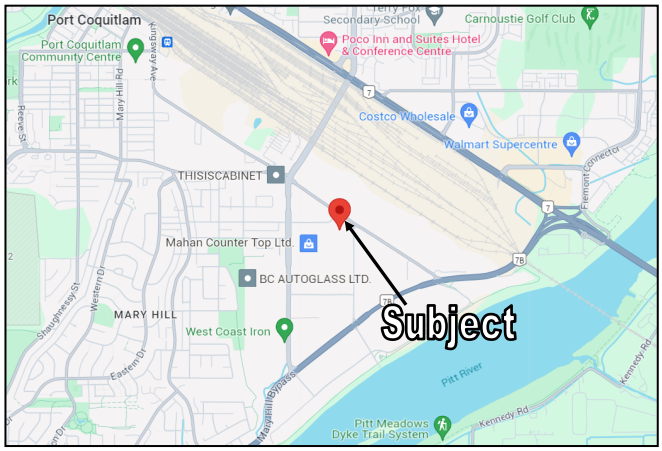
Strata Unit Warehouse in Central Pt Coquitlam

For Sale

62-1833 Coast Meridian Rd, Port Coquitlam





Must See! Approx. 2,088 SqFt industrial unit available in Central Pt Coquitlam. Located at north of the Mary Hill Bypass in the Tri-City Business Centre of Port Coquitlam. Approx. 1,050 SqFt warehouse space with 9.5 ft ceiling and 10' x 12' grade loading and approx. 1,038 SqFt office area with HVAC. 3 parking stalls. A rare opportunity for those who are looking for industrial unit in the convenient transportation of Port Coquitlam. **Don't hesitate, call now for more details!**

Property Information

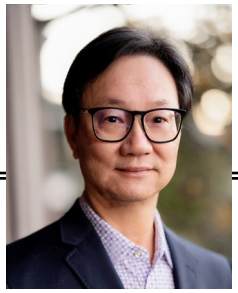
Address:	62-1833 Coast Meridian Rd, Port Coquitlam
Legal:	STRATA LOT 47, PLAN NWS3194, DISTRILOT 288, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
P.I.D.:	018-860-877
Zoning:	M1
Strata Area:	2,088 SF

Government Assessment (2024)

Land	$923,000
Improvement	$62,000
Total	$985,000
Tax:	$9,256.54

Building Information

Strata fee:	$250.18/month
Built Year:	1994
Parking:	3



DIAMOND TITAN CHAIRMAN'S PLATINUM RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT



Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
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- Re/Max Chairman's Club Award Winner for 3 years 3年主席大奖
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
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2023 Re/Max Western Canada Commercial Team No. 17

Christopher Leung 梁煒樂

778-951-1515

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

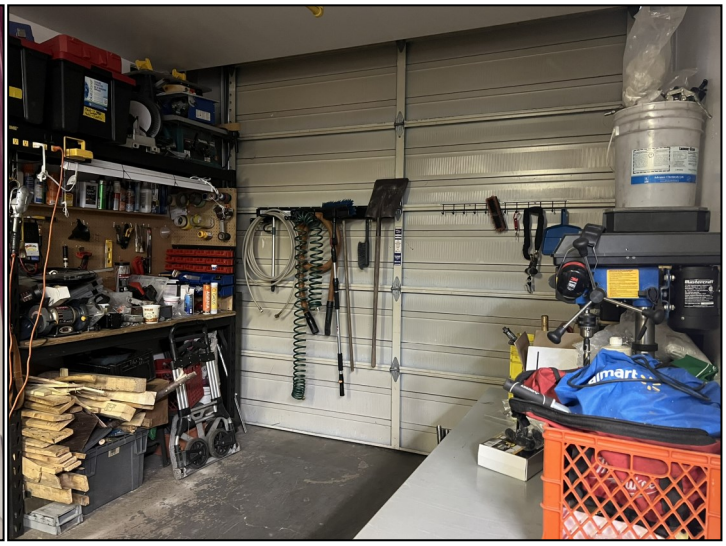

FOR SALE
CHRISTOPHER LEUNG
778.951.1515



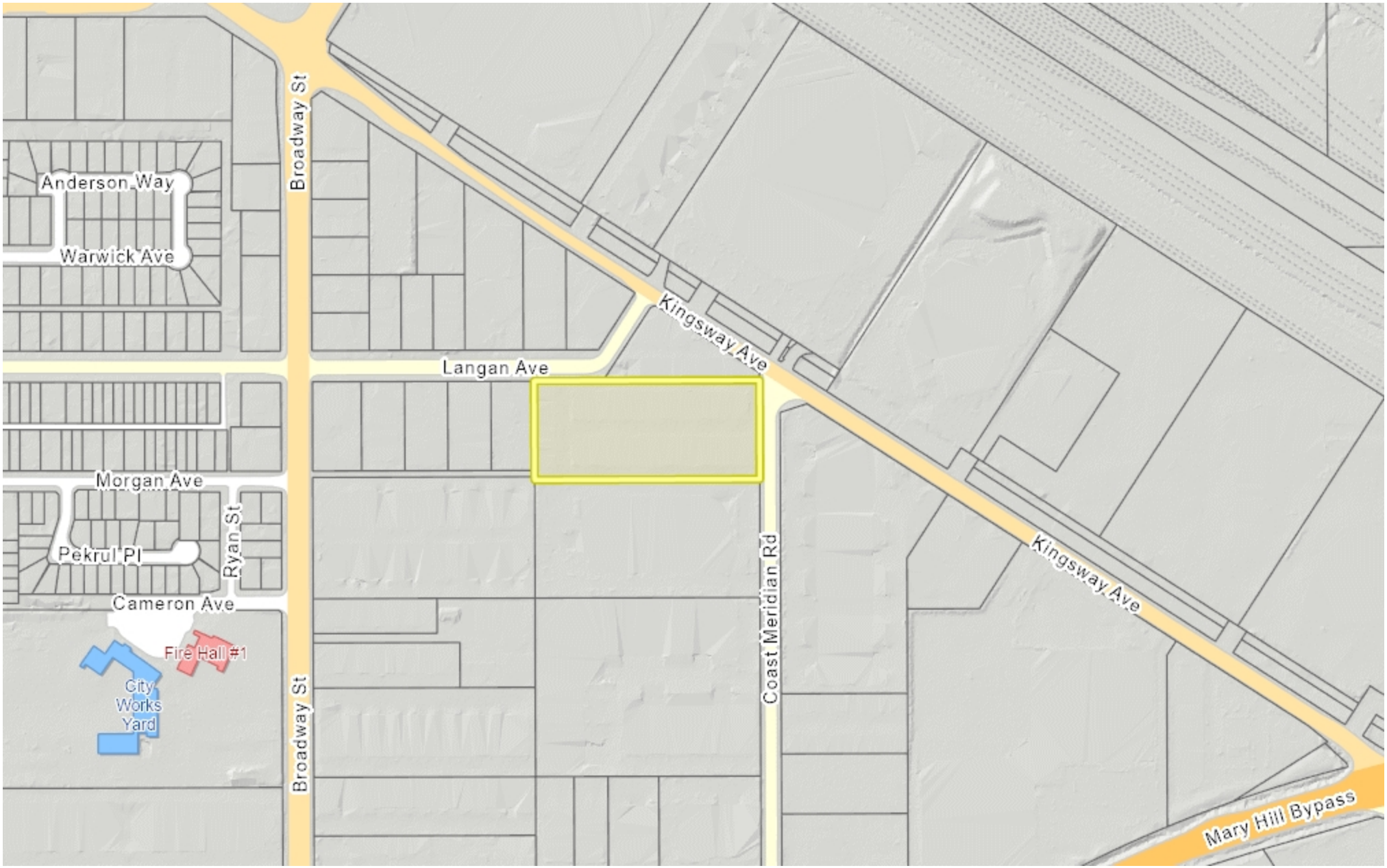








Site Map



127 0 63.5 127 Meters

Scale 1 : 5,000

The City of Port Coquitlam makes no representation as to, and does not warrant, the accuracy or completeness of the data and the City is not responsible for any errors or omissions in the data. The user waives any right to claim damages or pursue any other remedy against the City of Port Coquitlam that arise out of or in connection with the delivery or use of the data.

Jul 16, 2024

Zoning



127 0 63.5 127 Meters

Scale 1 : 5,000

The City of Port Coquitlam makes no representation as to, and does not warrant, the accuracy or completeness of the data and the City is not responsible for any errors or omissions in the data. The user waives any right to claim damages or pursue any other remedy against the City of Port Coquitlam that arise out of or in connection with the delivery or use of the data.

Jul 16, 2024

3. INDUSTRIAL ZONES

ZONE INTENT

Table 4.1: List of Industrial Zones and Intent

Zone	Intent of Zone
M1 General Industrial	To accommodate and regulate a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses.
M2 Heavy Industrial	To accommodate and regulate heavy industrial uses for employment generation including manufacturing, processing, assembly, distribution, service and repair uses which carry out a portion of their operations outdoors or require outdoor storage, including large transportation facilities such as railway yards and truck terminals.
M3 Light Industrial	To accommodate and regulate a range of light industrial and related uses to serve as a transition between industry and nearby residential, commercial or agricultural uses. It is meant for businesses that operate fully within a building having no outdoor storage and that do not produce excessive noise, odour or other disturbances.
M4 Intensive Light Industrial	To accommodate and regulate light industrial in an intensive multi-story building format that includes a provision for commercial indoor storage and office uses of an industrial nature when these uses are conducted above a secondary story and when the lower floors are being used for light industrial uses.

SUBDIVISION REGULATIONS

Table 4.2: Industrial Zones Subdivision Regulations

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth
M1	*1200m²*	*15m*	*9m*	*30m*
M2	*3000m²*	*30m*	10%	*70m*
M3	*930m²*	*30m*	*18m*	*28m*
M4	*930m2*	*30m*	*18m*	*28m*

PERMITTED USES

Table 4.3: Industrial Zones Permitted Uses

Use	Zone			
	M1	**M2**	**M3**	**M4**
Advanced technology industries	■ Note 18		■ Note 2 Note 18	■ Note 2 Note 18
Auctions	■ Note 18		■ Note 2 Note 18	■ Note 2 Note 18

Use	Zone			
	M1	M2	M3	M4
Automobile, light truck, boat, motorsport vehicle and motorcycle repair, servicing, salvage and parts sales	■ Note 2	■ Note 2		
Bus and truck terminals	■	■		
Cannabis production facility		**S** Note 19		
Commercial indoor recreation	■ Note 13 Note 14		■ Note 13 Note 14 Note 25	■ Note 13 Note 14 Note 25
Commercial indoor storage	■	■	S Note 20	■ Note 28
Container return depots	■	■		
Dispatch services	■			
Machinery and equipment repair	■ Note 2	■ Note 2	■ Note 2	■ Note 2
Manufacturing and processing	■ Note 2	■ Note 2	■ Note 2	■ Note 2
Medical waste processing	■ Note 16	■ Note 16		
Office	S Note 4		■ Note 5	■ Note 29
Packaged liquor sales	■ Note 22/23		■ Note 22/23	■ Note 22/23
Parks and playgrounds	■	■	■	■
Pet daycare facilities			■	■
Production studios	■ Note 18		■ Note 2 Note 18	■ Note 2 Note 18
Restaurants	■ Note 3	■ Note 3	■ Note 3	■ Note 3
Retail sale, rental and repair of trucks, machinery and equipment for commercial and industrial purposes	■	■		
Retail sales and rental of boats and recreational vehicles	■			
Retail sale of building supplies	■	■		
Retail sale of industrial supplies	■		■ Note 2	■ Note 2
Trade Contractors	■ Note 18		■ Note 18	■ Note 18
Trade, technical and vocational schools	■		■ Note 2	■ Note 2
Utilities	■			
Vehicle washing	■			
Warehousing, Storage and Transhipment	■ Note 6	■	■ Note 2	■ Note 2
Wholesale sales	■	■	■ Note 2	■ Note 2
Wine and beer making	■		■ Note 2	■ Note 2

Use	Zone			
	M1	M2	M3	M4
Accessory caretaker	■ Note 7	**S** Note 7		■ Note 7
Accessory display	■ Note 8 Note 10 Note 12 Note 17	■ Note 8	■ Note 8 Note 12	■ Note 8 Note 12
Accessory embalming services	**S** Note 24			
Accessory group child care (school age)	■ Note 27		■ Note 27	■ Note 27
Accessory office uses	■ Note 4 Note 10	■ Note 9	■ Note 11	■ Note 11
Accessory lounge endorsement area	■ Note 21 Note 23		■ Note 21 Note 23	■ Note 21 Note 23
Accessory outside storage			■ Note 15	
Accessory packaged liquor sales	■ Note 22 Note 23		■ Note 22 Note 23	■ Note 22 Note 23
Accessory pet grooming services			■	■
Accessory repair of boats and recreational vehicles	■			
Accessory retail sales	■ Note 10 Note 12		■ Note 12 Note 13	■ Note 12 Note 13
Accessory retail sales of automobiles and light trucks	■ Note 26			
Accessory retail sales of landscape supplies	■	■		
Accessory retail sales of motorcycles and motorsport vehicles	■			

Notes to Table 4.3

Note 1. The symbol ■ indicates that the use is permitted in the zone in question. The symbol **S** indicates that the use is permitted in the zone at a specified location.

Note 2. In the M1 and M2 zones, manufacturing, processing, and automobile, light truck, boat, motorsport vehicle and motorcycle repair, servicing, salvage and parts sales uses must be conducted indoors. In the M3 and M4 zones, all uses except park uses must be conducted indoors.

Note 3. a) A maximum 75m^2 in interior floor area except that on Lot 3, Section 18, NWD, Plan LMP1496 Exc. Plan LMP22527 (1320 Kingsway Avenue), one restaurant is permitted to be 140m^2 and, for clarification, any additional restaurant on this property is limited to 75m^2 in interior floor area; and,

b) At Lot A, Section 17 & 18, Block 6 North, Range 1 East, NWD, Plan BCP 19376 (1161 Kingsway Avenue) a restaurant is not a permitted use.

Note 4. Office uses in M1 zones are limited to the following uses at the following locations:

a. Offices for governments, utility administration, engineers, architects, landscape architects or surveyors up to 130m^2 in total interior floor area on Lot 1, Section 18, NWD, Plan 80790 Exc. Plan LMP10241, (1180 Kingsway Avenue); and

b. Offices at Lot 32, DL 288, NWD, Plan NWS3194 (1833 Coast Meridian Road).

Note 5. Office uses in M3 zones are limited to offices for governments, utility administration, engineers, architects, landscape architects or surveyors and must occupy a minimum interior floor area of 140m^2.

Note 6. Storage uses in M1 zones are limited to 25% of lot area for outdoor storage and loading areas.

Note 7. Accessory caretaker residential uses are permitted only where:

a. Accessory to a commercial indoor storage use in the M1 and M4 zone; and

b. Accessory to an industrial use at Unit 2107, 1225 Kingsway Avenue.

An accessory caretaker residential use is limited in interior floor area to the lesser of 140m^2 and 33% of the floor area occupied by a business and, in a M4 zone, must be located above the first floor of a building.

Note 8. Accessory display areas of goods produced on site are limited in floor area to 20% of the floor area of occupied by a business.

Note 9. Accessory office uses in the M2 zone are permitted only in connection with a use preceding that use category in the table and are limited to 30% of the floor area of a business. In the M2 zone, accessory office use is permitted in a stand-alone building with a maximum floor area of 60m^2 that is accessory to an outdoor storage use.

Note 10. In the M1 zone, the total combined floor areas used for accessory display, accessory office and accessory retail sales must not exceed 50% of the floor area occupied by a business.

Note 11. Accessory office uses in M3 and M4 zones are limited to 60% of the floor area occupied by a business and must be located in the same premise as the industrial use to which they are accessory.

Note 12. In the M1, M3 and M4 zones, the total combined floor areas used for accessory retail sales and accessory display are limited to 20% of the floor area occupied by a business.

Note 13. Accessory retail sales are not permitted for a commercial indoor recreation use in an industrial zone.

Note 14. Not more than two commercial indoor recreation facilities are permitted within a building. The total floor area where food and beverage service accessory to a commercial indoor recreation facility is permitted must not exceed 10% of the interior floor area occupied by a business and the business must not be licenced to serve alcoholic beverages. Accessory child minding and accessory personal services with a floor area not exceeding 10m^2 for patrons of the facility are permitted uses within the commercial indoor recreation facility.

Note 15. Accessory outside storage use is limited to lots zoned M3 and located at 550, 551,570, 573 Sherling Place and 548, 572 Nicola Place. Accessory outside storage is permitted only where:

a. The stored materials are located on the same property as the industrial use to which they are accessory and directly related to the industrial use;

b. The outside storage is not located in any front or side setback area;

c. The total outside storage area is less than 15% of the lot area;

d. The height of stored material does not exceed 2.5m; and

e. The outside storage area is screened from any abutting streets, parks or other public lands by a wall, landscape screen or fence at least 2m high.

Note 16. Medical waste treatment in M1 and M2 zones is limited to 1000m^2 of floor area, 5000 kg per day of waste originating in British Columbia, and 15,000 kg of on-site storage capacity, and connection of floor drains to the City storm sewer is prohibited.

Note 17. Not more than 25% of the area of a lot in the M1 zone may be used for outdoor display of goods for sale except that on Lot 3, Block 6N, Section 18, Range 1E, NWD, Plan LMP27965 (1462 Mustang Place) not more than 50% of the lot area may be used for outdoor display of goods for sale.

Note 18. At least 40% of the floor area occupied by a business must be used for laboratory, storage, manufacturing or production for advanced technology industry, auction, production studio, and trade contractor uses.

Note 19. Cannabis production facilities are limited to one such premises at the following locations:

a. 1425 Kebet Way, with a maximum floor area in use for cannabis production purposes of 750 m^2;

b. 1840 Broadway Street, with a maximum floor area in use for cannabis production purposes of 1070 m^2 and in a building that fronts Langan Avenue at the north part of the property;

For clarification, no on-site retail sale of cannabis product is permitted at a cannabis production facility.

Note 20. A commercial indoor storage use in the M3 zone is limited to a maximum site area of 2000 m^2 and a maximum floor area of 6000 m^2 within a building located in the north-west portion of the property at 585 Seaborne Avenue. A building containing a commercial indoor storage use may be up to 15m in height and must provide a minimum of 15 parking spaces for the use.

Note 21. A lounge endorsement area is only permitted where accessory to a liquor manufacturing use. The lounge endorsement area is limited to a maximum of 75 seats or patrons capacity and a maximum interior floor area of 90m^2, excluding floor area used to accommodate a kitchen or sanitary facilities.

Note 22. Packaged liquor sales use in the M1, M3 and M4 zones is only permitted where accessory to a liquor manufacturing use and is limited to the sale of liquor products manufactured on the premises, not more than 10% of the total floor area of the premises used for liquor manufacturing, and a maximum interior floor area of 25 m^2.

Note 23. The total combined floor area used for the lounge endorsement area, tasting room and packaged liquor sales in the M1, M3 and M4 zones is limited to 25% of the floor area occupied by the liquor manufacturing business.

Note 24. An embalming service use accessory to a storage use is permitted at 2645 Kingsway Avenue.

Note 25. A commercial indoor recreation use is not a permitted use at 577 Nicola Avenue.

Note 26. Automobile and light truck sales use in M1 zone is only permitted where accessory to an automobile and light truck repair, servicing or salvage use and is limited to automobiles and light trucks which have been rebuilt or modified on site. Automobile and light trucks must be stored indoors and may not be located in an accessory display area.

Note 27. Accessory group child care (school age) licensed under the Child Care Licensing Regulation is permitted only where accessory to a commercial indoor recreation use.

Note 28. Commercial indoor storage uses in an M4 zone are only permitted above the second storey of a building, with the exception of a reception area no greater than 250 m^2 and an access elevator.

Note 29. Office uses in M4 zones must be conducted above the second storey and are limited to offices for courier and dispatch services, government and utility administration, engineers, architects, landscape architects and surveyors, data processing and related services, waste management and environmental services, film, digital media and broadcasting, event planning, staging and interior design, driving school, and fulfillment services.

REGULATIONS

Table 4.4: Industrial Zones Regulations

Zone	Building Height	Lot Coverage	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback	Impervious Surface
M1	-	-	6 m	0 / 6 m Note 3; Note 5	-	3 m /9 m Note 3	80%
M2	-	60%	6 m	3 m Note 4; Note 5	4 m Note 4; Note 5	3 m Note 5	
M3	12 m	-	6 m	3 m Note 2; Note 4; Note 5	6 m Note 2; Note 4; Note 5	3 m Note 2; Note 5	80%
M4	-	-	6 m	3 m Note 2; Note 4; Note 5	6 m Note 2; Note 4; Note 5	3 m Note 2; Note 5	80%

Notes to Table 4.4

Note 1. All setbacks from Provincial Highways must be at least 9m.

Note 2. In M3 and M4 zones all rear and side setbacks from streets other than Provincial Highways must be at least 6m.

Note 3. In M1 zones interior side setbacks must be at least 6m in the case of a side yard abutting a residential zone and rear setbacks must be at least 9m in the case of a rear yard abutting a residential zone.

Note 4. In M2, M3 and M4 zones one side setback may be eliminated if the other is at least 6m in width.

Note 5. Any side or rear setback abutting a property designated for residential use in the Official Community Plan must be at least 6m in width.

ADDITIONAL REGULATIONS

LANDSCAPING AND SCREENING

1. The following landscaping is required at the time the property is developed for a permitted use:

    a. A landscaped strip with a minimum width of 3 metres that includes a minimum of one tree per 10 lineal metres of all lot lines abutting a street;

    b. A landscaped strip with minimum width of 3 metres along interior side and rear lot lines abutting a lot designated for residential, commercial, institutional, or park use in the Official Community Plan or separated from such a lot by a street or lane;

    c. A landscaped strip with a minimum width of 1 metre adjacent to a building wall facing a street or park. For clarity, this landscape strip may include walkways providing access to the building; and

    d. In the parking area, one landscaped strip or island with a minimum area of 6 m^2 for every eight parking stalls and includes a minimum of one tree.

2. A landscape screen at least 2m high must be located:

    a. Along all lot lines abutting a lot designated for residential, park, or institutional use in the Official Community Plan, or separated from such a lot by a lane; and

    b. To screen all outdoor storage, truck parking and loading areas from abutting streets.

OFF-STREET PARKING AND LOADING

3. Overhead doors, off-street loading areas and loading docks are prohibited in the portion of a lot in an M1, M3 or M4 zone adjacent to the fronting street.

4. Loading and storage areas are prohibited in a front setback area in an M2 zone.

5. Off-street parking is limited to 55% of the lot area in an M3 or M4 zone and neither off-street parking nor off-street loading is permitted in any front or exterior side setback area unless it is separated from the front lot line and any abutting residential zone or use by a landscaped area at least 3m wide, and for this purpose “landscaped” means developed with a combination of lawn, plants and trees planted to British Columbia Nursery Trade Association standards.