

COMMERCIAL STRATA OFFICE OPPORTUNITY

339 - 17 Fawcett Road

A renovated two-level office strata in Coquitlam's Cape Horn area, configured for professional, medical/wellness, creative, or investor use.

ASKING PRICE

\$1,250,000

PREMISES

Approx. 2,746 SF

USE

Office

PARKING

4 stalls

Turnkey office strata with lease-back upside.

339 - 17 FAWCETT
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Position your business or investment portfolio in a fully improved commercial strata unit with two functional office levels, a polished client-facing arrival experience, multiple work areas, and immediate income potential through a seller lease-back arrangement.

Offering Details

PRICE

\$1.25M

SIZE

~2,746 SF

CONFIGURATION

2 levels

BUSINESS MAJOR

Office

PARKING

4 reserved

LEASE-BACK

\$6,200/mo

Important Positioning

- No warehouse component - both levels are improved as office premises.
- Flexible layout for owner-users or investors seeking professional office tenancy.
- Multiple entries may support future separation concepts, subject to approvals and buyer due diligence.
- Seller may consider trade and lease-back structures.

Main Floor

- Reception area and client arrival space.
- Full kitchen and comfortable sitting/lounge area.
- Two washrooms and multiple storage areas.
- Open-concept workspace with room for up to six workstations.

Upper Level

- Five private offices plus additional workstation area.
- Dedicated sitting/lounge space for staff or clients.
- Convenient wet bar for day-to-day operations.
- Ideal for executive operations, professional services, creative firms, or wellness users.

Improved offices ready for use.

2,746 SF / 2 LEVELS



Kitchen, lounge, and adjacent office area



Open-concept workspace with polished office finishes



Multiple office zones with natural light



Meeting / collaboration space



Sitting area suitable for staff or clients



Private office with perimeter glazing

USE PROFILE

The existing office improvements support professional services, consulting, education/training, creative operations, administration, or medical/wellness users, subject to buyer verification of permitted uses and licensing requirements.



OWNER-USER OR INVESTOR

Flexible ownership options.

Acquire a renovated commercial office strata with immediate utility, reserved parking, and optional seller lease-back income.

\$6,200/mo

Seller is open to a lease-back arrangement, providing a potential immediate rental income stream for investors.

4 stalls

Reserved parking supports convenience for staff, clients, and daily business operations.

Office only

No warehouse component. The premises are improved as office space over both levels.

Lease-Back Structure

- Lease-back amount: \$6,200 per month.
- Term, deposits, conditions, and possession to be negotiated.
- Trade and lease-back options may also be considered.
- Suitable for investors seeking income or owner-users planning future occupancy.

Future Flexibility

- Multiple access points may support separation concepts.
- Additional upper-level washroom may be required for independent upper-level functionality.
- All layout changes subject to strata, code, permitting, and buyer diligence.



CONTACT

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