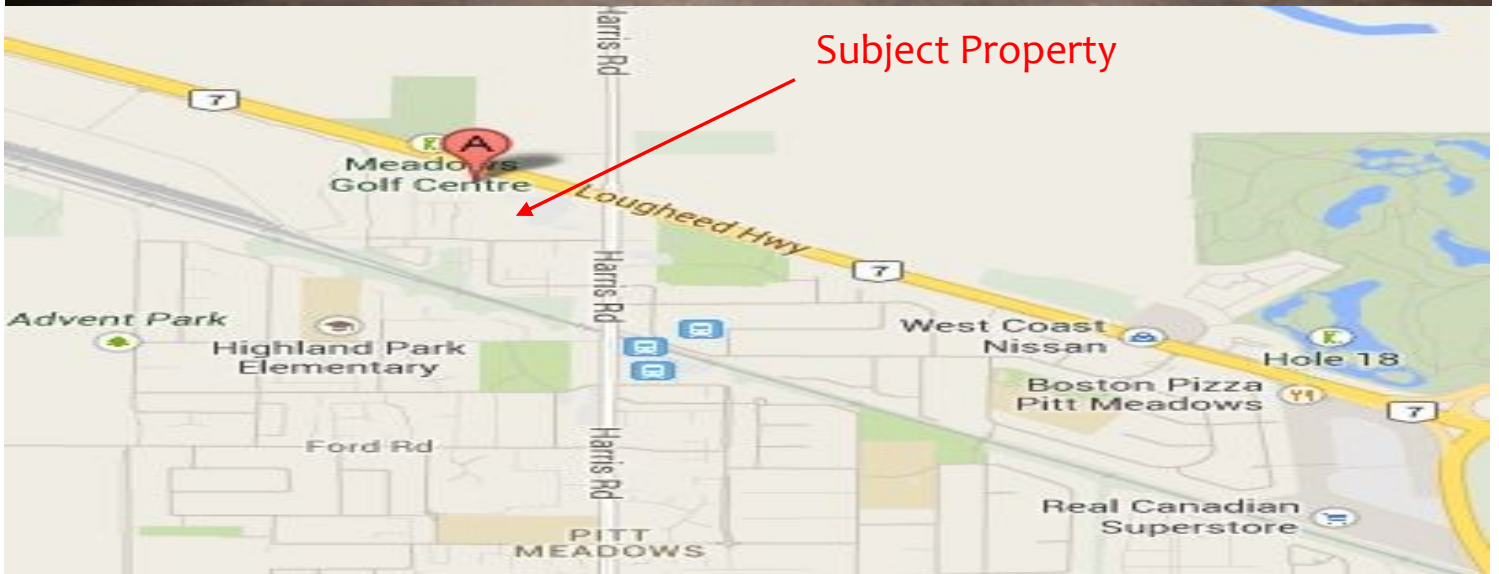


For Lease

103-19070 Lougheed Hwy, Pitt Meadows BC



Contact Info:

Wayne Tullis & Ashley Tullis

604.931.5551 | Macdonald Realty Ltd. | www.tullisrealty.com

E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.

For Lease

103-19070 Lougheed Hwy, Pitt Meadows BC



Location:

Located at the corner of Lougheed Hwy & Harris Rd in Pitt Meadows, the location offers easy access to Port Coquitlam or Maple Ridge within minutes. The Golden Ears bridge is only minutes away. Pitt Meadows is growing rapidly with young families due to affordable housing available!

Features:

Opportunity to occupy 3333 SQFT of main floor & 2nd floor space. Location offers ample parking & signage. Unit features 2 large rooms previously used as dance studios, reception space on the main floor, washroom & upstairs office. Great space for gym, dance studio, martial arts, etc.



Additional Info & Rates:

- Surrounding Tenants include: Yoga Studio, Financial Planner, Wellness Centre & The Brick.
- Immediate possession available
- Commercial zoning

Basic Rent	\$12.00 per sqft
Operating Cost	\$4.36 per sqft
Total Rent	\$4544.00 Per Mth

Operating Cost Includes: Property taxes, sewer, water, garbage, common area maintenance & garage removal.

Additional Cost: Signage, Management fee (5% on basic rent) Tenants hydro & gas cost.



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