



## RETAIL SPACE Port Coquitlam

**105-2331 Marpole Avenue, Port Coquitlam**  
1,101 sq ft

For more information, please contact

**Bobbi Crandall 778.773.5157**

REALTOR®

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# Executive Summary

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## LOCATION

Located in the heart of downtown Port Coquitlam between Maple Street and Shaughnessy Street, this unit is on a transit route and blocks from the Westcoast Express. Great opportunity. Located near trails, parks and the downtown core, and across from Patina Brewing!

## OPPORTUNITY

This retail unit is 1,101 sqft with street frontage and reserved parking in the rear with ample customer parking out front. Currently set up as a coffee and chocolatier shop but may options available.

Base Rate \$28.00 psf per annum

Op Cost Rate \$11.50 psf per annum

**Total Rent \$3,624.13 + GST per month**

**AVAILABLE JANUARY 2022**

**Please do NOT disturb existing tenants**

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## ZONING

CC Community Commercial—Ask Agent for further details



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