



## RETAIL SPACE AVAILABLE

**112-2331 Marpole Ave, Port Coquitlam**  
2,745 sqft

For more information, please contact:

**Bobbi Crandall** 778.773.5157

REALTOR®

E [cbobbi@telus.net](mailto:cbobbi@telus.net)

W [tullisrealty.com](http://tullisrealty.com)

# Executive Summary

## 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.

## OPPORTUNITY

Great opportunity in downtown Port Coquitlam. Located near trails, parks and the downtown core, and across from Patina Brewing! This retail unit is 2745 sqft with street frontage and 6 reserved parking in the rear with ample customer parking out front.

**Base Rate**                **\$23.00 psf per annum**  
**Op Cost Rate**        **\$11.00 psf per annum**  
**Total Rent**            **\$7,777.50 + GST per month**

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## ZONING CC COMMUNITY COMMERCIAL

Ask Listing Agent for more details.

