



## 2332 Marpole Avenue Port Coquitlam

CAREFREE INVESTMENT PROPERTY! FULLY LEASED FREESTANDING NON STRATA PROPERTY WITH A 10 YEAR NET LEASE LOCATED IN THE DOWNTOWN CORE OF PORT COQUITLAM. THIS CONCRETE AND BRICK SINGLE LEVEL BUILDING IS 6,765 SF AND SITS ON A 8,448 SF LOT. THE ZONING IS CC COMMUNITY COMMERCIAL AND THE OCP ALLOWS UP TO 4 STORIES OF RESIDENTIAL OVER ONE LEVEL OF RETAIL.

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# Executive Summary

## AREA

Port Coquitlam is located in the northeast sector of Greater Vancouver in what is known as the Tri-Cities, comprised of Port Moody, Coquitlam and Port Coquitlam. To the east, Port Coquitlam is bound by the Pitt River and Pitt Meadows. The subject property is located in the heart of Port Coquitlam (PoCo) business district.

Downtown PoCo is seeing significant densification with the area averaging 250-300 new dwelling units per year. Although the downtown core is experiencing strong growth, it has retained its small-town charm and is a destination for local residents due to the well-established shops and services in the immediate area. The City of PoCo continues to invest in its Downtown. Construction of a new recreation complex with an aquatic centre and multi-purpose rooms is well under way to serve the growing community.

## TENANT

patinabrewing.com

Currently the Tenant is using the Lane to the South/East of the property as an outdoor patio under COVID relaxation. Business is NOT for sale or included.

## ASKING PRICE

\$4,900,000

## LEGAL DESCRIPTION

N 128' LOT 13, BLOCK 4, DISTRICT LOT 379,  
GROUP 1, NWD PLAN  
PID 012-035-751

## ZONING

Community Commercial (CC)

## LAND AREA

8,448.000 SF

## BUILDING SIZE

6,765 SF

## PROPERTY TAXES (2020)

\$30,243.21

## FAR

Up to four stories of residential over one level of retail

## INCOME & LEASE DETAILS

Please contact Listing Agent

