



# FOR SALE Strata Office



## Improved 3rd Floor Strata Unit for Sale

**Unit 305 - 2502 St Johns Street  
Port Moody**

For more information, please contact

**Bobbi Crandall** PREC\* 778.773.5157

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## OPPORTUNITY

Centrally located on Port Moody's primary thoroughfare, this top/third floor corner strata unit is 1,655 sqft situated on the corner of St Johns Street and Kyle Street and is fully improved and built out with multiple offices and reception. The building is within walking distance to the Moody Center Sky Train Station, Rocky Point Park & Port Moody's Brewery Row on Murray Street. In addition to these destinations, the surrounding area also supports an assortment of waterfront walking and biking trails, restaurants, retail shops, schools, and an abundance of other service providers. The unit is currently leased out to professional service tenants but vacant possession is possible. Please contact listing agent for further details.

## PROPERTY DETAILS

<b>PID</b>	025-893-394
<b>Legal Description</b>	LOT 13 DISTRICT LOT 201 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS618 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Total Area</b>	1,655 SQFT
<b>Zoning</b>	C3 General Commercial Zone
<b>Property Taxes</b>	\$8,799.07 (2023)
<b>Strata Fees</b>	\$1,006.39 per month

## Additional Attributes:

- Professionally designed office space with efficient layout
- Top floor/corner unit
- Natural lighting throughout plus energy efficient pot lighting
- Large windows throughout offices with vertical blinds
- UV resistant tinted window film
- 2 sink areas with storage/vanity area
- Close to elevator and washrooms
- 2 reserved parking plus additional customer parking
- Well maintained and professionally managed building
- Vacant possession available with notice

**PRICE** **\$1,655,000.00**

*Please do not approach current tenants*



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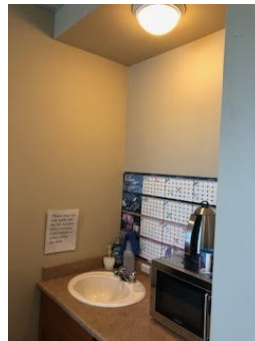
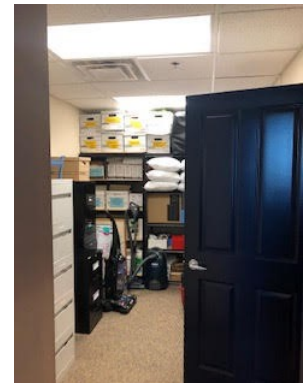
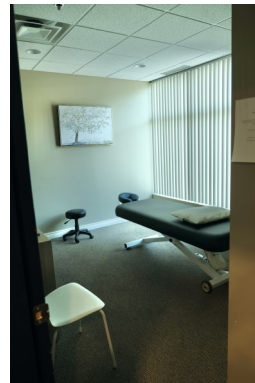
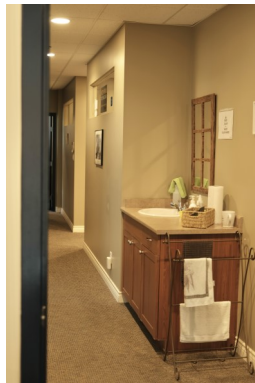
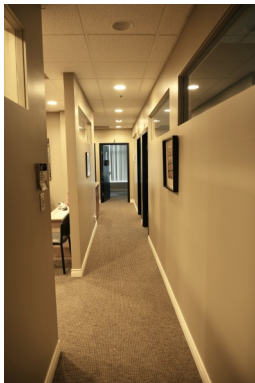
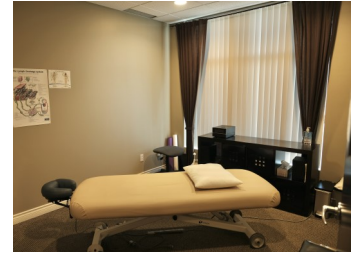
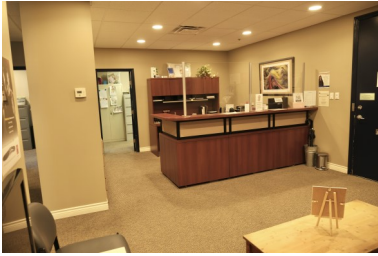
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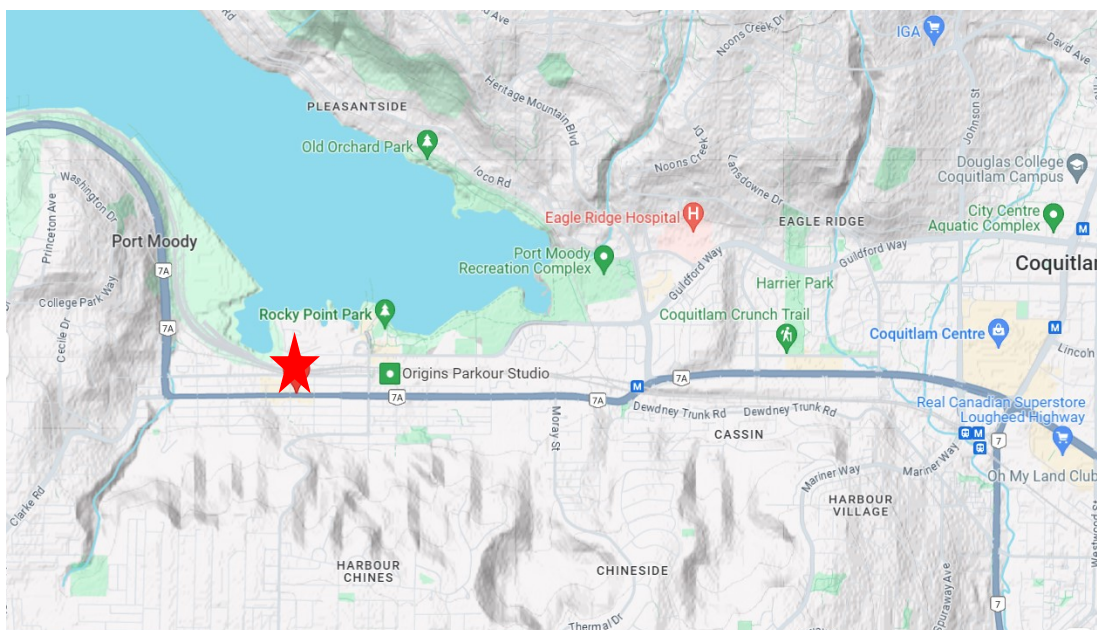




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## TRANSIT

Connecting the West Coast Express and the Evergreen Line, Moody Centre Station provides a central location for transit connections with the Coast Mountain Bus Exchange and park and-ride facilities. Outside the station a pedestrian path links the station to the Moody Street Overpass to the west, and the Klahanie footbridge to the east, providing access over the railway tracks to Murray Street and the Port Moody waterfront. The Evergreen Line links Coquitlam to Vancouver via Port Moody and Burnaby also connecting Coquitlam City Centre to Lougheed Town Centre.



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