

FOR SALE OR FOR LEASE

Great Exposure

2225 CLARKE STREET, PORT MOODY



Wayne Tullis

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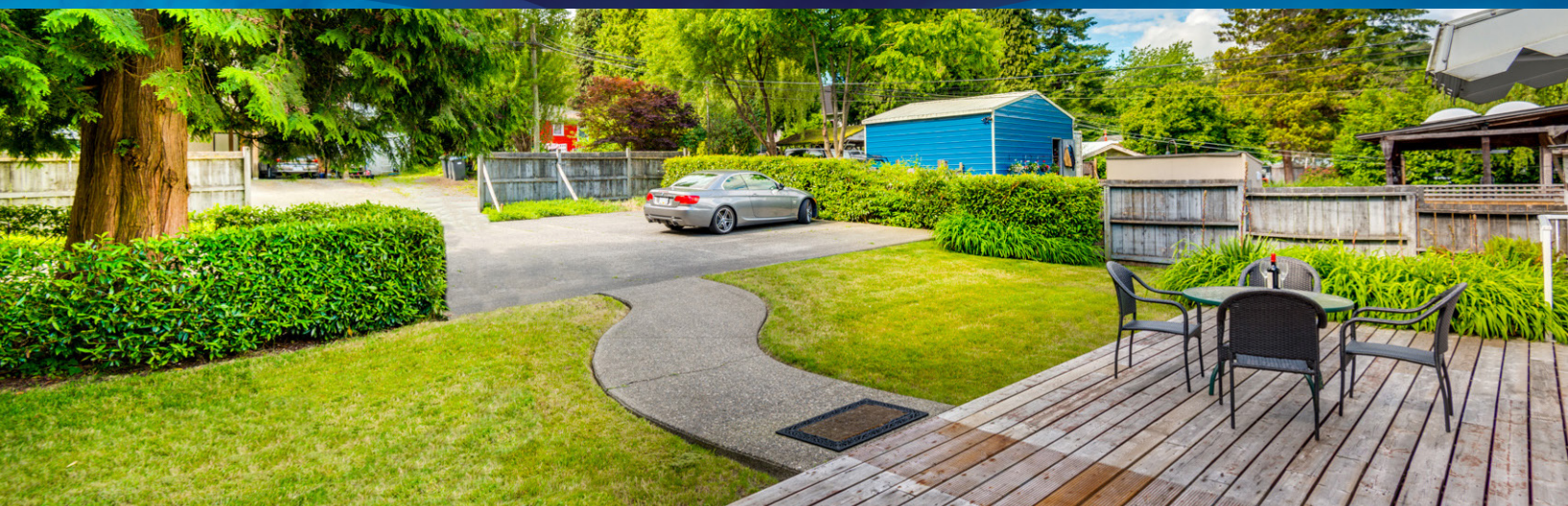


Macdonald Realty Ltd.

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Offering

Opportunity to Buy or Lease a freestanding office building currently set up as a Lawyers office. 2,402 sqft total area with Great Exposure to Clarke St. in Port Moody. 3 Levels consist of 409 sqft on the upper floor, 1190 sqft on the main floor & 803 sqft in the Basement. The building was constructed in approximately 1994.

OCP

The current Port Moody Official Community Plan was adopted on October 14, 2014. The Subject property is designated 3 story mixed use (residential/commercial mix) and is in the Spring St. Promenade Sub-area. Please contact Listing Agent for more details.

Location

Located on the south side of Clarke St. between Elgin St. & Douglas St. in close proximity to Barnet Hwy & St. Johns St.

Legal Description

Lot 29, Block 2, DL 202, Group 1, NWD Plan 55
PID: 001-338-447

Parking

Parking for 7 cars at the rear off of Spring Street

Rentable Area: 2,402 sqft

Basic Rent: \$17.00/sqft/annum
Operating Cost: \$8.00/sqft/annum
(2018 est)
= \$5,004.17 per month + GST

Property Taxes (2018)

\$14,997

Zoning

Current zoning is C6 Adaptive
Commerical which allows for many office
& retail uses, accessory one, two or Multi
Family residential & child care use.

Lot Size

Approx. 8712 sqft or 65.6' x 131'
(to be confirmed by Buyer)

Availability:

Immediate Possession available

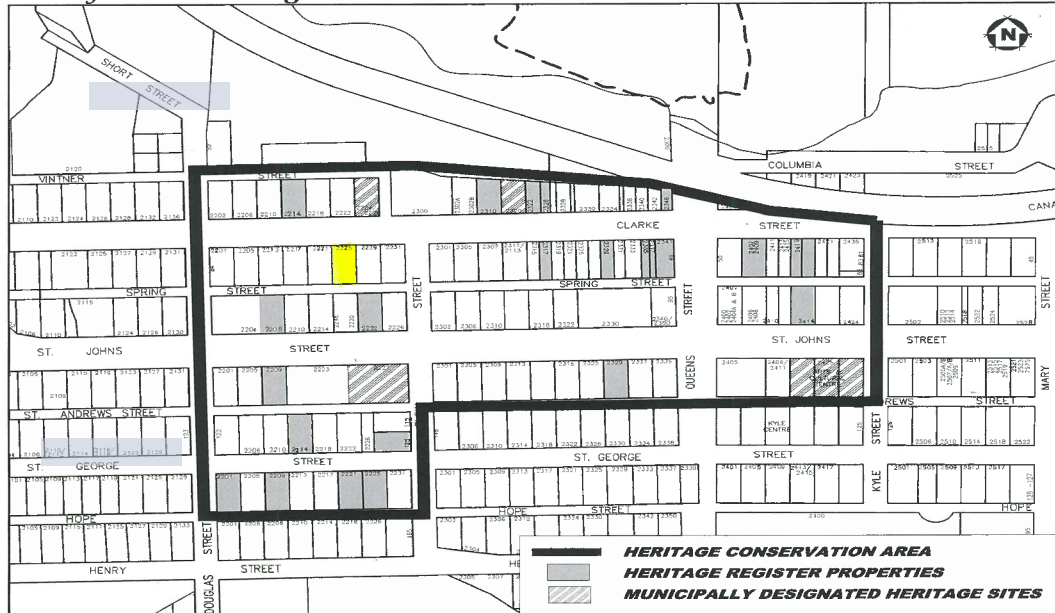
List Price

\$2,200,000

Appendix 4 - Moody Centre Heritage Conservation Area Guidelines

City of Port Moody Official Community Plan (Bylaw No. 255) 267

Moody Centre Heritage Conservation Area

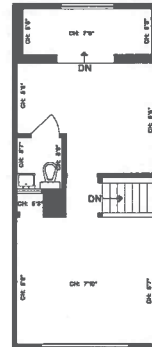


SCHEDULE E: HERITAGE CONSERVATION AREA FOR MOODY CENTRE



WAYNE TULLIS
604-931-5551

UPPER FLOOR



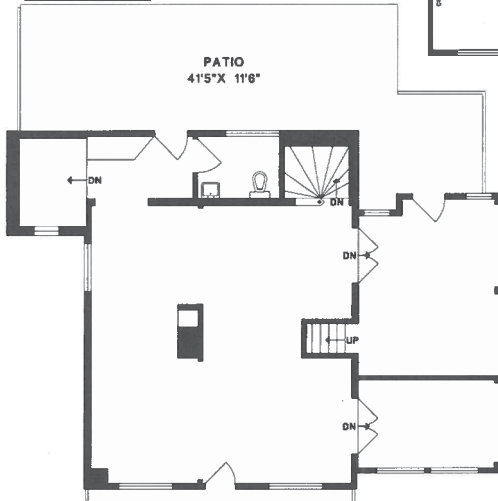
2225 CLARKE ST.
PORT MOODY, B.C.

*UPPER FLOOR	409 SQ. FT.
MAIN FLOOR	1190 SQ. FT.
**BASEMENT	803 SQ. FT.
TOTAL	2402 SQ. FT.

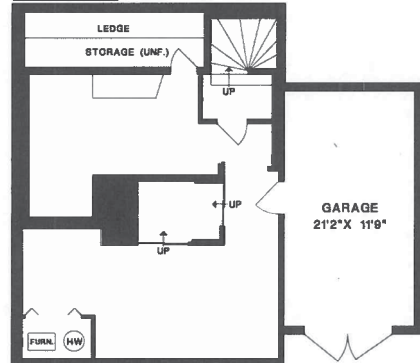
GARAGE 302 SQ. FT.
PORCH 137 SQ. FT.
PATIO (APPROX.) 480 SQ. FT.

*Includes limited ht. ceiling areas.
**Includes unfinished areas.

MAIN FLOOR



BASEMENT



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