



## #101-1125 Nicola Avenue, Port Coquitlam

1,278 SQFT RETAIL SPACE

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

## OPPORTUNITY

Join ORRANGE Restaurant & Bar, Sharons Credit unit and many other retail and service providers in this centrally located building which is directly across the street from Costco & Save On Foods at the intersection of Ottawa Street & Nicola Avenue. This building gives you ample exposure with fascia & pylon signage available.

## LOCATION

Unit 101 1,278 sqft

Currently physiotherapy studio with reception, open area, 1 private washroom and small kitchenette area.

## RENT

Base Rate \$35.00 per sqft

Op Cost Rate \$15.59 psf

5% MGMT fee on Base Rent

**\$5,574.21 per month plus GST**

## ZONING

C2 General Commercial





# Executive Summary

---

