



RETAIL SPACE Port Coquitlam

105-2331 Marpole Avenue, Port Coquitlam
1,101 sq ft

For more information, please contact

Bobbi Crandall 778.773.5157

REALTOR®

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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. Great opportunity. Located near trails, parks and the downtown core, and across from Patina Brewing!

OPPORTUNITY

This retail unit is 1,101 sqft with street frontage and reserved parking in the rear with ample customer parking out front. Currently set up as a coffee and chocolatier shop but may options available.

Base Rate \$28.00 psf per annum

Op Cost Rate \$11.50 psf per annum

Total Rent \$3,624.13 + GST per month

AVAILABLE JANUARY 2022

Please do NOT disturb existing tenants

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ZONING

CC Community Commercial—Ask Agent for further details



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