



## HIGH EXPOSURE RETAIL OPPORTUNITY

**3242 Westwood Street, Port Coquitlam**  
Unit 108     2077.6 sqft

For more information, please contact:

**Bobbi Crandall** 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com

# Executive Summary

## LOCATION

Situated near Lougheed Hwy & Westwood Street in Port Coquitlam, this building is just minutes away from Coquitlam Centre and the newer Evergreen Skytrain Line. This high traffic location offers ample visibility with a constant stream of daily commuters and is also surrounded by single family housing and multi-family developments. This area is a central hub for both service and retail business in Coquitlam.

## OPPORTUNITY

Unit 108-2077.6 sqft

Existing Salon & Spa with 6 treatment rooms all with plumbing, nail & pedicure area, staff room, washer/dryer and more.

## AVAILABILITY

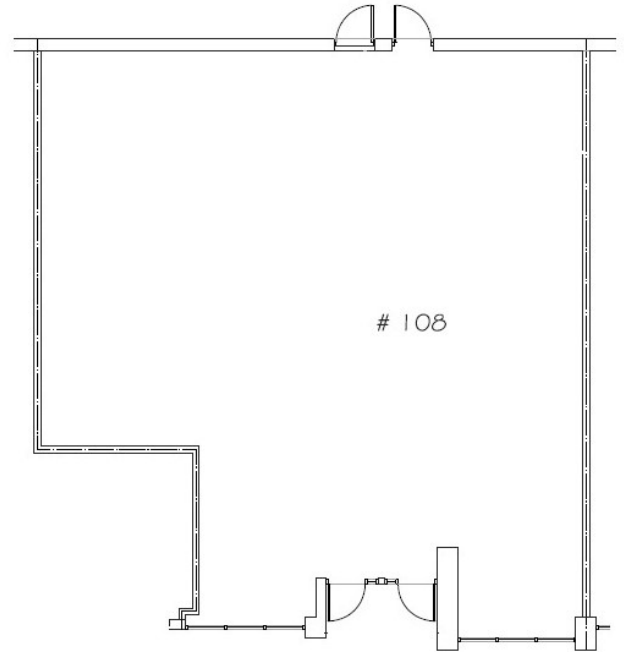
Available November 1, 2020

## RENT

Base Rate \$28.00 per sqft

Op Cost Rate \$13.19 psf per annum

**\*\*DO NOT APPROACH CURRENT TENANTS**



## ZONING

CC Community Commercial

To accommodate and regulate a wide range of general commercial and personal service uses in commercial centres having a pedestrian orientation and accommodates residential uses above ground floor commercial uses.

