



FOR LEASE Retail



Improved Ground Floor Retail Strata Unit for Lease

Unit 10 - 3130 St Johns Street
Port Moody, BC

For more information, please contact

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OPPORTUNITY

Centrally located on Port Moody's primary thoroughfare, this retail strata unit is 745 sqft situated in building 1 of the Sonrisa development and is fully improved and built out as a hair salon. 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 current owners are closing and vacation possession will be available as of July 1, 2024.

PROPERTY DETAILS

Total Area 745 SQFT
Zoning C3 General Commercial Zone

RENT

Base Rate \$40.00 psf per annum
Op Cost Rate \$16.82 psf per annum
Total Rent **\$3,527.58 + GST per month**

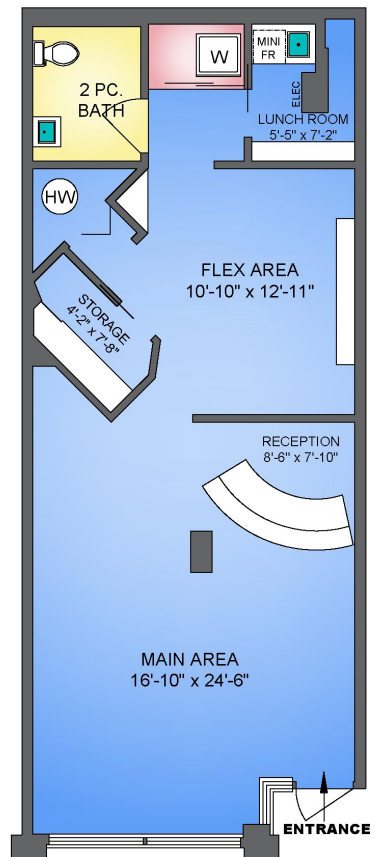
Please do not approach current tenants

Additional Attributes:

- Washer/Dryer
- 2 sink areas with storage/vanity area
- 2 reserved parking plus additional customer parking
- Well maintained and professionally managed building
- Vacant possession available July 1

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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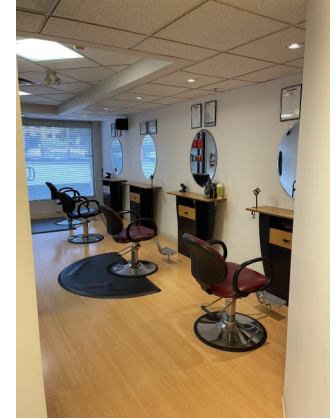
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