



# FOR LEASE

2276/2280 Elgin Avenue, Port Coquitlam



For more information, please contact

**Bobbi Crandall 778.773.5157**

Personal Real Estate Corporation

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# FOR LEASE

## Executive Summary

### OPPORTUNITY:

Opportunity to lease 1,227 sqft of ground floor retail space available at Elgin Ave and Shaughnessy Street in busy Port Coquitlam.

### LOCATION:

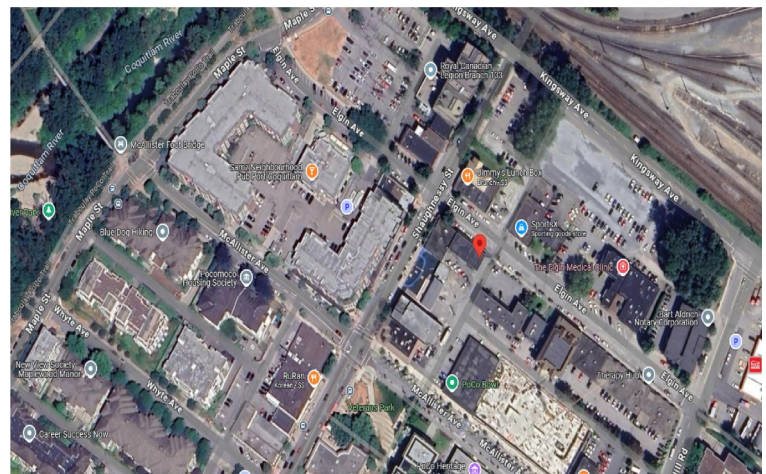
Port Coquitlam is located in the Tri-Cities, comprised of Port Moody, Coquitlam and Port Coquitlam. The subject property is located in the heart of downtown Port Coquitlam (PoCo) business district. Downtown PoCo is seeing significant densification while still retaining its small-town charm and is a destination for local residents due to the well-established shops and services in the immediate area. The City of PoCo continues to invest in its Downtown with the construction of the new Port Coquitlam Community Centre which has now been completed with a new aquatic centre, multiple ice rinks, the Terry Fox Library and more to serve the growing community.

### RENT

Gross Rent \$35.00 per sqft  
Total Monthly Rent \$3,578.92 (plus GST)

### ZONING

CC Commercial  
(contact Listing Agent for details)



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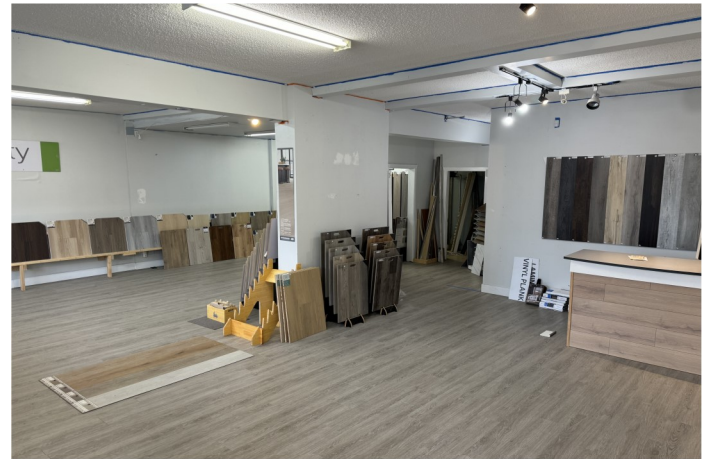
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