



FOR SALE

Carefree Investment



Building For Sale in the heart of Downtown Port Coquitlam

2604 Shaughnessy Street, Port Coquitlam

For more information, please contact

Bobbi Crandall 778.773.5157

REALTOR®

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This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

FOR SALE

AREA

Port Coquitlam is located in the northeast sector of Greater Vancouver in what is known as the Tri-Cities, comprised of Port Moody, Coquitlam and Port Coquitlam. To the east, Port Coquitlam is bound by the Pitt River and Pitt Meadows. 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.

OPPORTUNITY

This offering provides an opportunity to purchase a fully leased income producing property with a stable income located in the heart of downtown Port Coquitlam. Occupied by 7 tenants, this building is professionally managed and offers room for growth within the NOI. The property sits at the corner of Shaughnessy Street & McAllister Avenue which is a key connector in the downtown area and is currently under a transformation project with the intent to create a lively, walkable tree-lined street that will draw people to the area to gather, shop, stroll and celebrate.

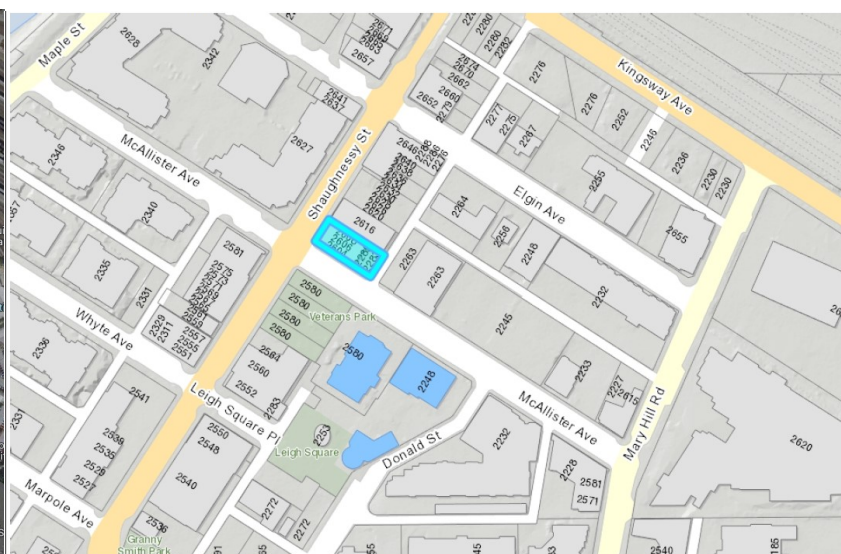
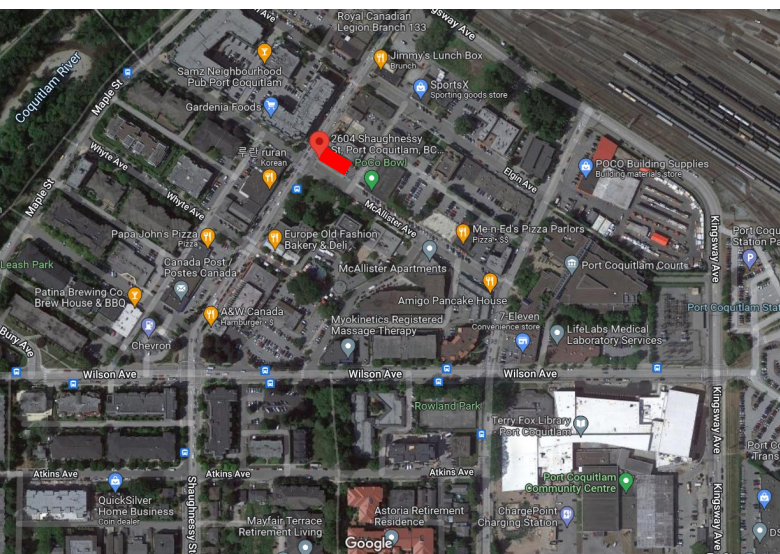
PROPERTY DETAILS

PID	005-063-809
Legal Description	Lot C, Plan NWP16549, DL 379 LD 36
Site Area	6,864 sqft
Building Area	8,890 sqft.
Zoning	CC Community Commercial
Property Taxes	\$38,525.06 (2022)
NOI Per Annum	\$124,302.00

SALE PRICE

\$4,585,000.00

Please do NOT approach tenants.



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