



2615A ST JOHNS, PORT MOODY

ASKING PRICE \$1,198,000
OR \$1,118 PER SQ FT

LOCATED IN THE HEART OF PORT MOODY THIS PROPERTY PROVIDES QUICK AND EASY ACCESS TO BARNET HIGHWAY AND TRANSIT. ONLY 12 MIN DRIVE TO BURQUITLAM VIA CLARKE RD.

HIGHLIGHTS

- Facia Signage for each unit facing St Johns
- Street front parking for easy access
- Rear Parking lot
- Access from the rear of the building
- Owner user opportunity
- Open Floor plan
- Immediate possession available
- Multiple size options



For more information, please contact:

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Personal Real Estate Corporation

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Executive Summary

DESCRIPTION

Opportunity to purchase 1,071 sqft to 3,028 sqft of main floor retail space along busy St Johns St in Port Moody. Unit 2516A is currently improved with reception area, two private offices open floor plan, one washroom and can also be combined with two (2) additional strata lots to total 3,028 sqft. This is a professional building that has been completely gutted and redone in 2010, including plumbing, electrical & HVAC units. Come Join Advanced Healing Arts (Second Floor) and take pride in commercial ownership within the St Johns strip of Port Moody.

DETAILS

PROPERTY TAXES: \$4,869.05 (2023)

PID: 031-794-203

ZONING: C3 zoning

LEGAL DESCRIPTION: STRATA LOT 1 DISTRICT LOT 201 GROUP
1 NEW WESTMINSTER DISTRICT STRATA
PLAN EPS6632 TOGETHER WITH AN
INTEREST IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT ENTITLEMENT
OF THE STRATA LOT

VACANT POSSESSION FOR OWNER USER OPPORTUNITY.

**MULTIPLE UNITS
AVAILABLE TO TOTAL
3,028 SQFT**

- Unit 2615A - 1,071 sqft
- Unit 2617 - 987 sqft
- Unit 2619 - 969 sqft



Floorplan



Unit 2615A	1,071	sqft
Unit 2617	987	sqft
Unit 2619	969	sqft
Total Main Floor Retail Area	3,028	sqft