



RETAIL SPACE Port Coquitlam, Northside Village Mall

B105-1475 Prairie Avenue, Port Coquitlam

1,325 sq ft

For more information, please contact

Bobbi Crandall 778.773.5157

REALTOR®

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W tullisrealty.com

Executive Summary

LOCATION

Situated at the corner of Coast Meridian & Prairie Avenue in Port Coquitlam, this complex gets ample viability at this high traffic location which offers a direct route to Burke Mountain and the David Avenue connector. Surrounded by single family housing and multi-family developments, this area is a central hub for both service and retail business in North Port Coquitlam. Other tenants include Little Caesars Pizza, Dairy Queen, Subway, Cash Money, Coast Therapy, Town & Country Vintage Home, Richelle's Nail Salon, Dream Kids Child care & more.

OPPORTUNITY

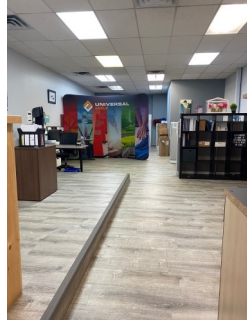
This retail unit is 1,325 sqft is currently set up as an office but can be reconfigured. Premises has handicap washroom, kitchenette, open area, large front entrance and customer parking out front.

Base Rate \$23.00 psf per annum
Op Cost Rate \$15.44 psf per annum
5% Management fee on Base Rent

Total Rent \$4,371.40 + GST per month

ZONING

CC Community Commercial—Ask Agent for further details



Please do NOT disturb existing tenants

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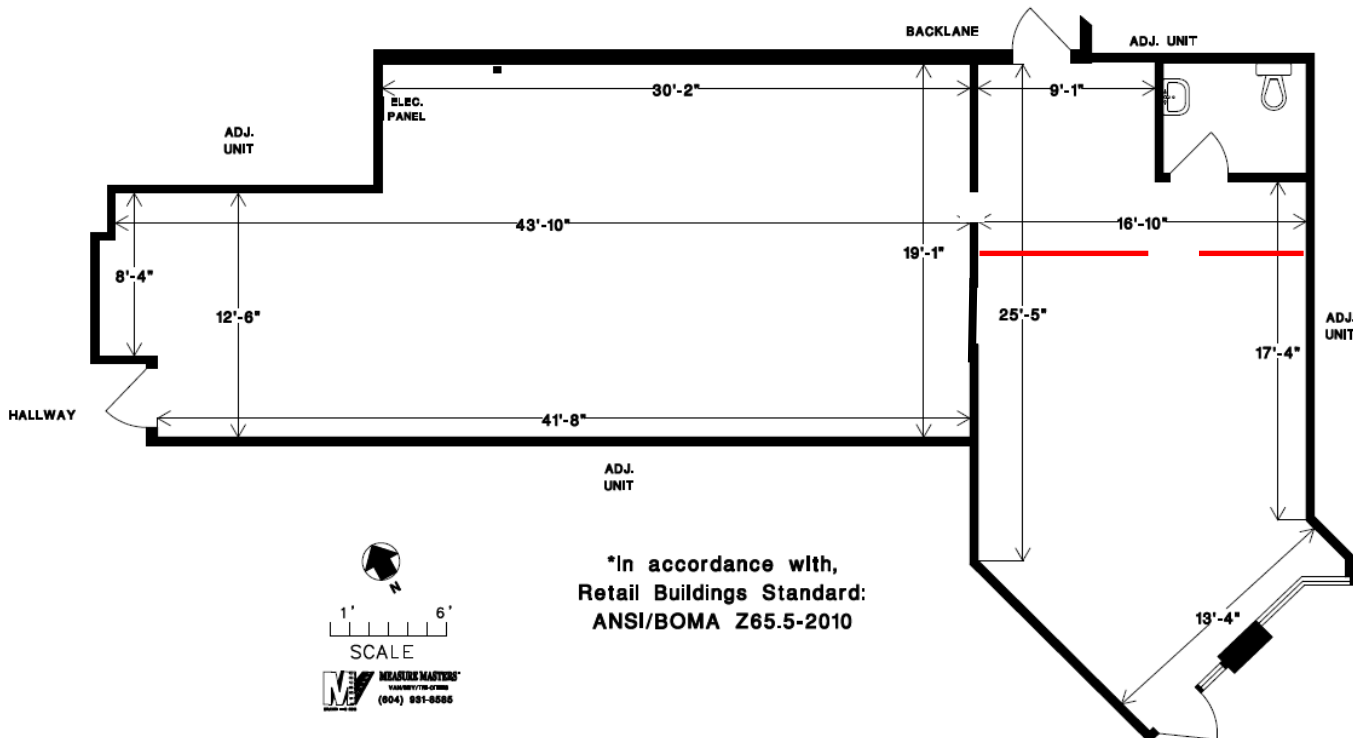
Floor Plan



BOBBI CRANDALL
778-773-5157

1475 PRAIRIE AVENUE
PORT COQUITLAM, B.C.

UNIT B105
*G.L.A. 1325 SQ.FT.



Please note that the wall separating the front area to the back is approx. and not to scale. Tenant to confirm location and size.

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