

FOR LEASE

B105– 1475 Prairie Avenue, Port Coquitlam



FOR INFORMATION AND VIEWING CALL:
Bobbi Crandall | Macdonald Realty Ltd. | 604-931-5551
www.tullisrealty.com | cbobbi@telus.net

E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.

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LOCATION

Situated at the corner of Coast Meridian & Prairie Avenue in Port Coquitlam, this unit 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.

OPPORTUNITY

This unit is 1,300 sq was being used for retail sales and wine brewing. The front area offers an open display area, sink and counter area and washroom. The rear has approx 800 sq ft of open area with stainless steel sink area and counters.

RATES

Base Rent \$20.00psf	\$2,166.67
Mgmt Fee 5%	\$ 108.33
Op Cost \$15.44	<u>\$1,672.67</u>
Monthly Rent	\$3,947.67 plus GST

Zoning: C2 Community Commercial



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