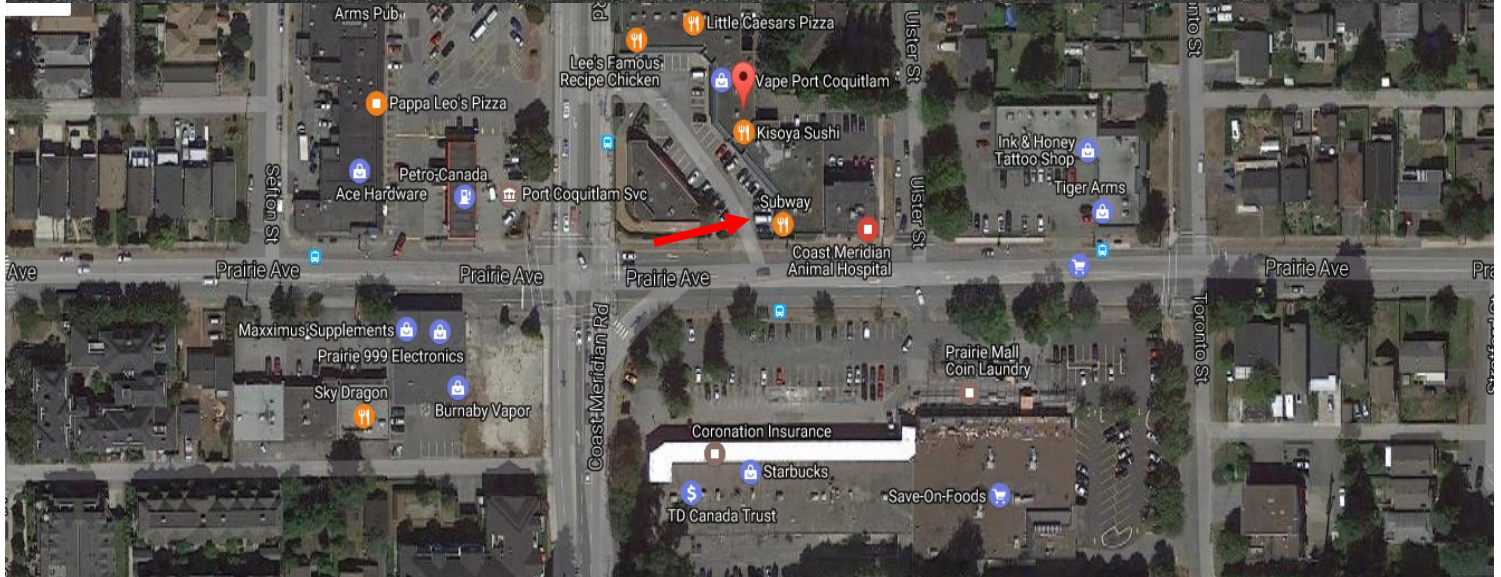


# FOR LEASE

## B110C 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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## B110C 1475 Prairie Avenue, Port Coquitlam

### 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.

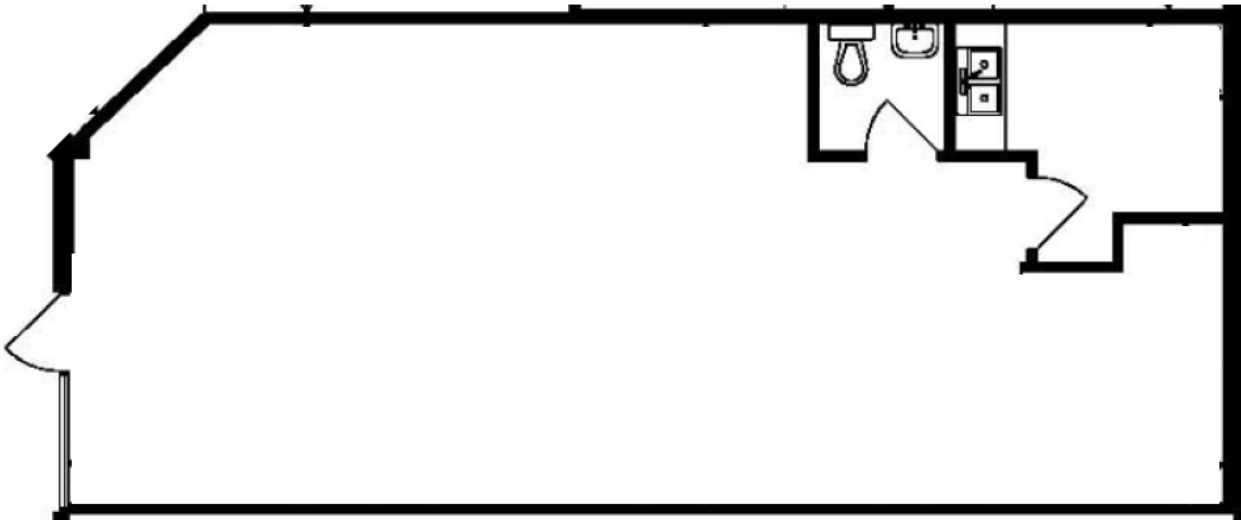
### OPPORTUNITY

This unit is 876 sq ft of retail space with all new drywall, flooring and has open floor plan with 1 office/room. Bring your ideas.

### RATES

Base Rent \$28.00psf	\$2,044.00
Mgmt Fee 5%	\$ 102.20
Op Cost \$15.44	<u>\$1,127.12</u>
<b>Monthly Rent</b>	<b>\$3,273.32 plus GST</b>

Zoning: CC Community Commercial



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