



# FOR SALE



## Fully Restored Heritage Building

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### 2346 Clarke St., Port Moody

For more information, please contact

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Realtor®

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## Executive Summary

### DESCRIPTION

Port Moody Heritage Building circa 1914 Fully restored to former glory. 3378 sf total on 3 levels, 2305 of which is fully improved as heritage office/retail space for owner/user and balance is in clean basement area. Full kitchen and washrooms in upper level for live/work. 7 parking stalls are currently leased from the City (\$34.00 per stall per month) with additional on-site and off-site parking available. C-3 Commercial. Great owner/user opportunity. In OCP for Mixed Use-Moody Center. This is free standing Non-Strata property. Best bang for the buck on \$ psf price.

### DETAILS

Area:	Main Floor	1,073 sf
	Second Floor	1,232 sf
	Basement	1,073 sf
	Total	3,379 sf

~~Price: \$1,950,000~~

**Reduced Price \$1,880,000 (\$556 per sf)**

Zoning: C-3 Commercial

OCP: Mixed Use-Moody Center

Parking: approx. 4 on-site parking stall at the rear of the property plus the ability to rent up to 7 stalls from the City immediately next door.



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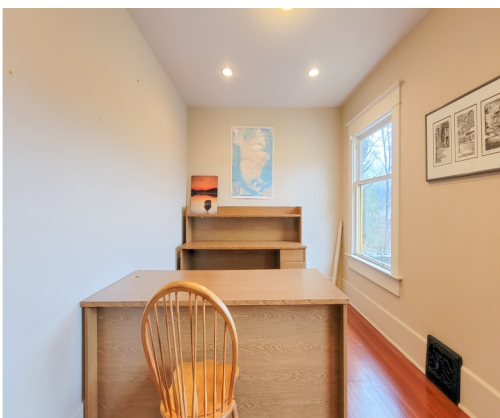
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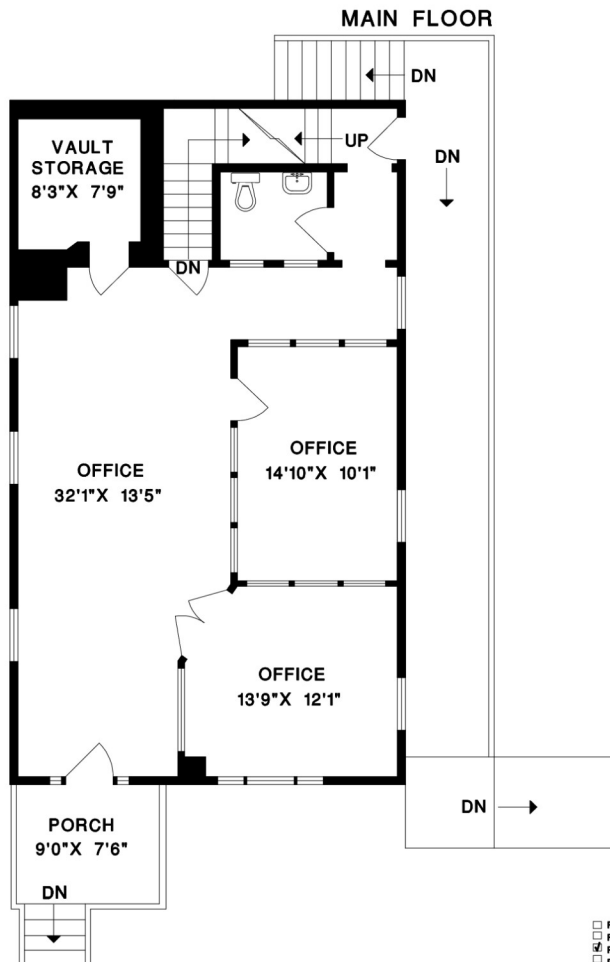
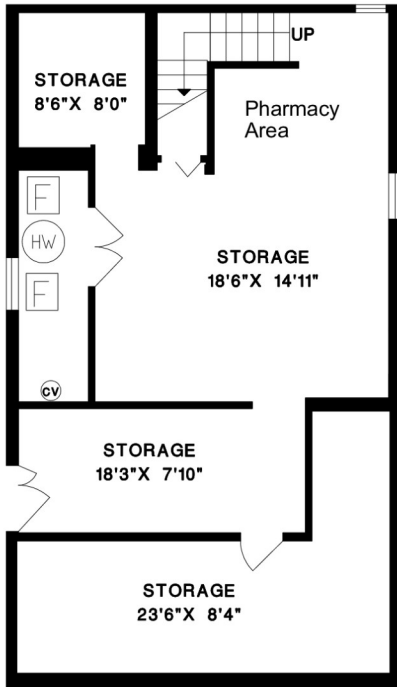
## EXISTING PROPERTY AT:

**2346 CLARKE ST.,  
PORT MOODY, B.C.**

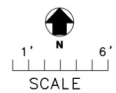
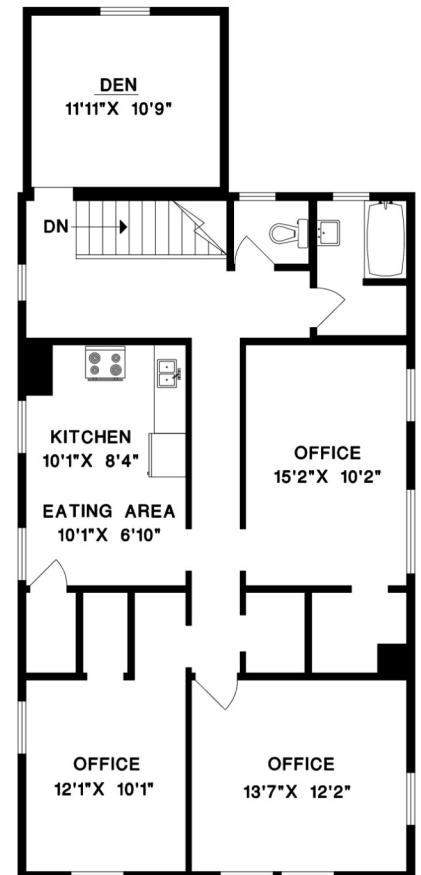
UPPER FLOOR	1232 SQ. FT.
MAIN FLOOR	1073 SQ. FT.
<b>TOTAL</b>	<b>2305 SQ. FT.</b>

BASEMENT (UNFINISHED)	1073 SQ. FT.
PORCH	68 SQ. FT.

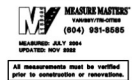
New Door  
**BASEMENT**



## UPPER FLOOR



- PRINT Scale: F-T-P
- PRINT Scale: 1/4" = 1'
- PRINT Scale: 1/8" = 1'
- PRINT Scale: 1/16" = 1'



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