

**FOR SALE**

**130-1465 Salisbury Avenue, Port Coquitlam BC**



**FOR ADDITIONAL INFORMATION AND TO SCHEDULE A VIEWING PLEASE CONTACT:**

**Bobbi Crandall**

Office: 604-931-5551

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### Opportunity

1,015 sq ft, this unit is set up as a professional office space with reception and sitting area, 4/5 offices, storage room and a washroom w/shower. This corner unit offers natural light in the office/treatment rooms as well as updated flooring, paint and lighting throughout. Call listing agent for allowed uses within the CC zoning.

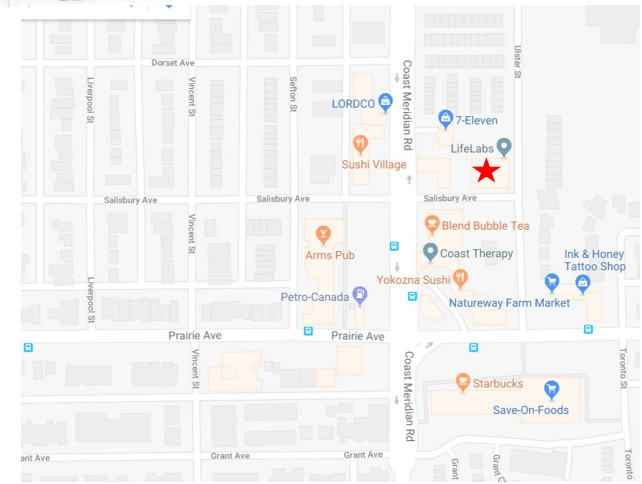
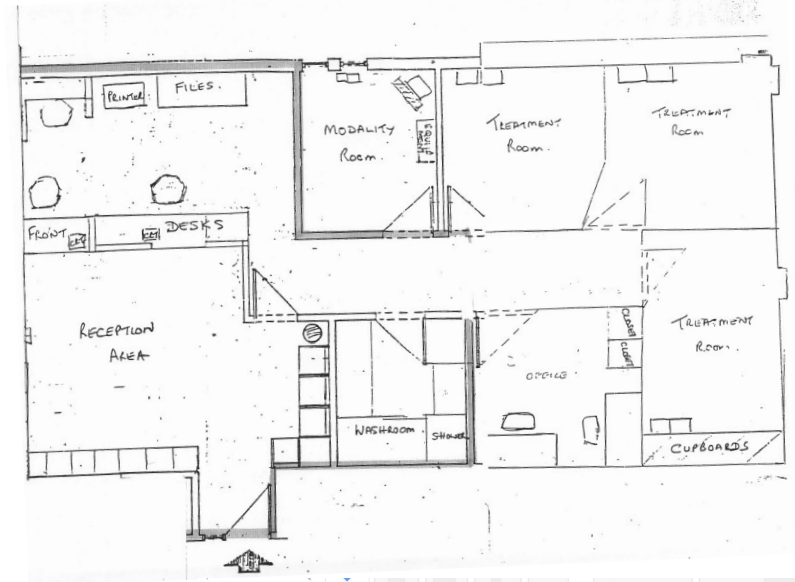
### Location

Welcome to Burke Mountain Medical building. This building is easily accessible near the base of the Burke Mountain which offers a direct route to the David Avenue connector. Offering ample parking onsite and street availability while also being close to public transit. 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.

### Property Details

PID	002-244-250
Legal Description	PL NWS2035 SLT 5 LD 36 SEC 6 TWP 40
Unit Size	1,047 sq ft (as per strata plan)
Parking	Open lot
Zoning	CC Community Commercial
Property Taxes (2017)	\$4,255.39 per annum
Strata Fees	\$671.83 per month

**Purchase Price**                      **\$598,000.00**



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