

FOR SALE OR LEASE

SHAUGHNESSY SQUARE RETAIL STRATA UNITS

2099 Lougheed Hwy, Port Coquitlam



LOCATION

Shaughnessy Square is centrally situated in Port Coquitlam on Lougheed Hwy, with access to Shaughnessy St & the heart of downtown Port Coquitlam. The subject property offers high exposure, convenient access to the Tri-Cities & close proximity to Evergreen Skytrain. Major retailers such as Safeway, Vancity, Summit Tools & Earls. Port Coquitlam is currently one of the fastest growing municipalities in Metro Vancouver with several development projects currently underway.



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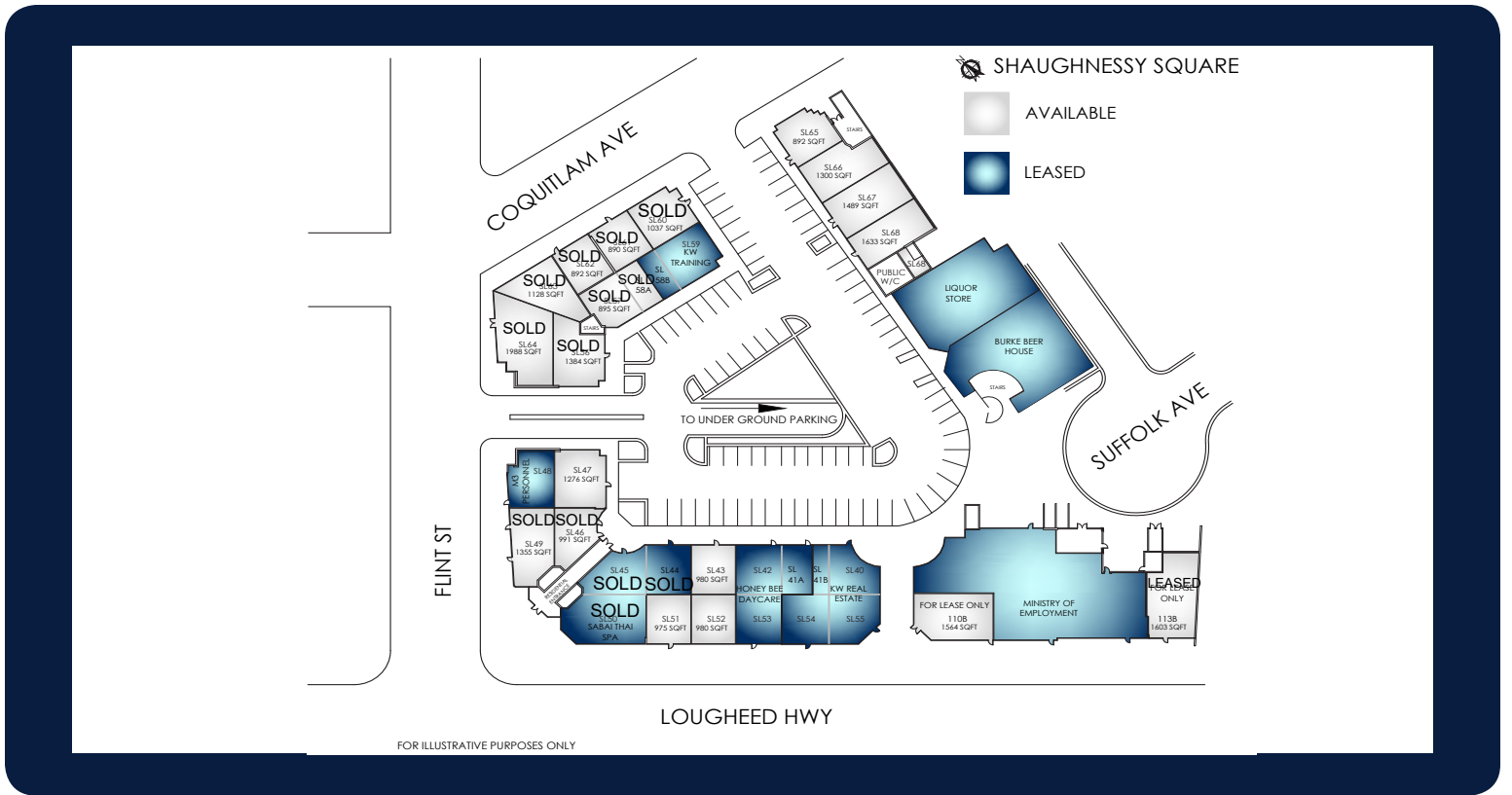
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OPPORTUNITY

To purchase individual strata units for your own business use, or to lease out & collect income as an investment property. Main floor retail units ranging from 890 sf to 8,214 sf. Joining existing tenants such as Keller William Realty, The Burke Pub, Sabai Thai Spa, M3 Personnel and much more.

ZONING

Community Commercial (CC), please contact listing agent for a copy of zoning bylaw.

PARKING

Majority of the strata lots come with 1 reserved parking stall in the underground lot, with 91 above ground onsite parking stalls allocated to the commercial tenants on a first come first serve basis. The immediate neighborhood adjacent to the property offers an abundance of open street parking stalls as well.

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IMPROVEMENTS

Each sale shall include demising walls to separate the purchased strata lot or strata lots from the neighboring strata lots. At least one entry door, one electrical panel and one HVAC unit will be provided in each sale.

OCCUPANCY

Immediate

TRAFFIC COUNT

Lougheed Hwy averages approximately 40,000 vehicles per 24 hr period
(as per City Of Port Coquitlam 2014)

Shaughnessy Square Retail Strata
2099 Lougheed Hwy, Port Coquitlam
 Date: 06/05/2017



SL	Size (sf)	Price/sq.ft	Price	Exposure	Strata Fees	Property Tax	Unit #	U/G Parking
SL 43	980	\$375.00	\$367,500.00	Courtyard	\$408.09	\$4,399.17	A 120	C22
SL 46	991	\$250.00	\$246,850.00	Courtyard	\$408.00	\$4,200.04	A 117	C42
SL 47	1276	\$425.00	\$542,300.00	Courtyard	\$516.90	\$5,751.37	A 115	C43
SL 49	1355	\$400.00	\$542,000.00	Flint St.	\$571.32	\$6,310.31	A 101	C46
SL 51	975	\$450.00	\$438,750.00	Lougheed Hwy.	\$408.09	\$4,957.51	A 128	C48
SL 52	980	\$450.00	\$441,000.00	Lougheed Hwy.	\$408.09	\$4,615.53	A 127	C49
SL 56	1384	\$425.00	\$588,200.00	Courtyard	\$571.32	\$6,184.09	A 114	C58
SL 57	895	\$400.00	\$358,000.00	Courtyard	\$388.88	\$4,038.57	A 113	C59
SL 60	1837	\$475.00	\$492,575.00	Coquitlam Ave.	\$435.30	\$4,976.13	A 107	C67
SL 61	890	\$450.00	\$400,500.00	Coquitlam Ave.	\$388.88	\$4,218.88	A 106	None
SL 62	892	\$450.00	\$401,400.00	Coquitlam Ave.	\$388.88	\$4,236.93	A 105	None
SL 63	1128	\$430.00	\$367,600.00	Coquitlam Ave.	\$462.49	\$5,120.34	A 104	C72
SL 64	1988	\$425.00	\$844,900.00	Flint St.	\$816.17	\$8,945.58	A 103	C73
SL 65	892	\$450.00	\$401,400.00	Coquitlam Ave.	\$388.88	\$4,309.04	A 162	C61A
SL 66	1300	\$385.00	\$500,500.00	Courtyard	\$544.12	\$5,715.33	A 158	C3
SL 67	1489	\$385.00	\$573,265.00	Courtyard	\$625.73	\$6,490.58	A 154	C69
SL 68	1633	\$360.00	\$587,880.00	Courtyard	\$680.15	\$7,067.55	A 150	C68

FOR LEASE

	1564	\$22 Per Sqft		Lougheed Hwy	\$9.43 2017 Est Op Cost	B110	None
	1603	\$12 Per Sqft		Lougheed Hwy	\$9.43 2017 Est Op Cost	B113	None

AVAILABLE UNITS, PRICING, STRATA FEE'S & PROPERTY TAXES

Main floor retail units ranging from 890 SQFT to 1988 SQFT (possibility to combine units as well).
 See above price list.



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