



FOR SALE/LEASE

MULTIPLE UNITS

2627 SHAUGHNESSY STREET, PORT COQUITLAM



LOCATION

Prime retail location situated on the north west corner of Shaughnessy Street and McAllister Avenue in Port Coquitlam's town center.

Opportunity to lease or purchase retail units in the town center area of Port Coquitlam. Join Wave's Coffee, Dollar Town, Emotion Salon & Day spa, All Body Laser, Premium Meats and 4 Cats Arts Studio.

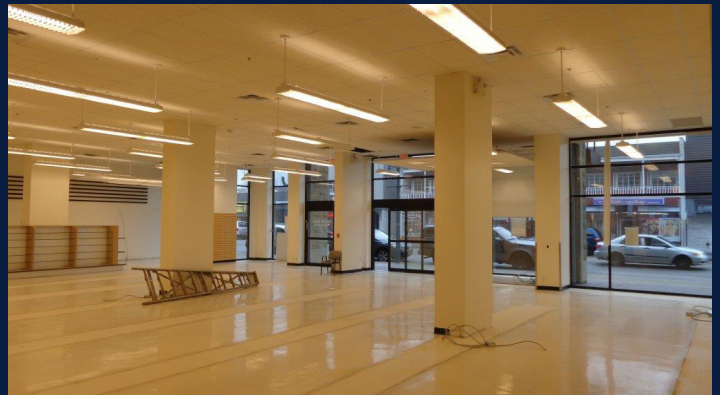
CONTACT

Wayne Tullis
Office 604.931.5551
Direct 604.937.4804
Fax 604.931.5520
wayne@tullisrealty.com
tullisrealty.com

Ashley Tullis
Office 604.931.5551
Mobile 604.767.2166
Fax 604.931.5520
ashley@tullisrealty.com
tullisrealty.com

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AVAILABLE UNITS

Unit	SF	Purchase Price	Strata	Property Taxes (2014)
Unit 110	1,259 SF	\$563,860	\$218.81	\$8,304.74
Unit 115	1368 SF	\$616,950	\$237.51	\$8,988.18
Unit 120	5,962 SF	\$2,246,000	\$994.94	\$31,810.72

SUBDIVISION POSSIBILITIES

Unit #120 could possibly be subdivided into 4 units of 1,135 SF, 1,075 SF, 1,110 SF and 1,765 SF. Balance of space will be exit corridor. Please consult with listing salesman for floor plan. Price will be \$450 psf.

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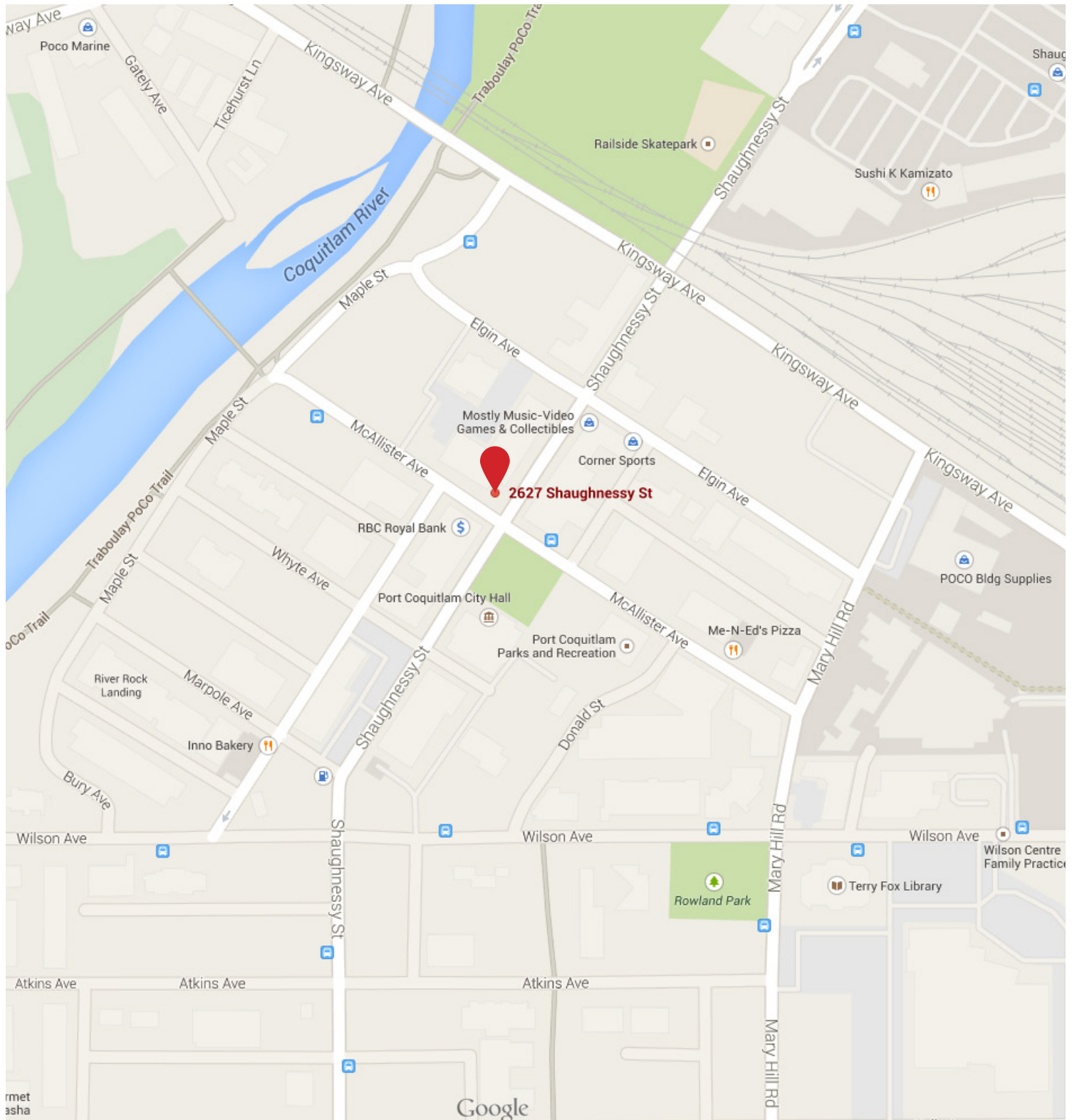
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BUILDING FEATURES:

- Built in 2008
- CC (community commercial) zoned. Wide range of permitted uses
- 85 above ground parking stalls + 44 underground common parking stalls
- High ceiling retail, T bar & lighting in place
- Unit 110 and unit 115 have 5 ton HVAC and 200 Amp power, 3 phase
- Unit 120 has four 4 ton units and 400 amp power 3 phase
- Quality construction, concrete and steel mix
- Loading bay at rear (grade loading)
- Efficient heat pump units (no natural gas on site)

AREA MAP



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tullisrealty.com