FOR SALE

High Exposure Corridor Commercial Building

2503 St. Johns Street
Port Moody, BC

Pietro Nardone

Personal Real Estate Corporation

604.767.0490 direct line

Sutton Group - West Coast Realty
301 – 1508 West Broadway, Vancouver, BC
Tel: 604-714-1700 Fax: 604-738-1888
www.homesinbc.com
pietro@sutton.com

Sutton Group West Coast Canada's #1 Real Estate Broker

MLS Medallion Club Member

Diamond Master Medallion Club 2017 17Years

FOR SALE
HIGH EXPOSURE CORRIDOR COMMERCIAL BUILDING

LEGAL DESCRIPTION

PL NWP72 LT 11 BLK 16 DL 201 LD 36. GROUP 1.

P.I.D: 011-451-912

ZONING

C-3 (List of permitted uses are available upon request.)

The OCP designation for this area at 4 Storeys Mixed

COMMENTS

RARELY Available Stand Alone Building Along ST JOHNS STREET in Port Moody. STRATEGICALLY Located Property, with Easy Access to Barnet Hwy, Port Moody City Centre and SKYTRAIN Station. Great Holding Property with Fully Leased Building perfect for Future Development in Fast Growing Port Moody.

SALIENT INFORMATION

LOT SIZE: 8,712 Square Feet
66 x 132 Feet with lane access

PARKING: 12 Parking Spaces (Approx)

PROPERTY TAXES (2018): $ 14,997.85/Year

AGE: Built in 1979

BUILDING:

Retail Unit 1: 1,849 Square Feet
Retail Unit 2: 1,394 Square Feet
Total: 3,243 Square Feet

INCOME:
Retail Unit 1: $32,148 Per Year NNN
Retail Unit 2: $23,312 Per Year NNN

TOTAL: **$55,460 PER YEAR**

LIST PRICE $2,888,000.00

FOR FURTHER INFORMATION, PLEASE CONTACT SALES REPRESENTATIVE

PIETRO NARDONE
PERSONAL REAL ESTATE CORPORATION
604.767.0490 direct line

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret that we cannot guarantee it. All properties are subject to change or withdrawal without notice.

Presented by:
Pietro Nardone PREC*
Sutton Group-West Coast Realty
CONTC: 604-767-0490
OFC: 604-714-1700
pietro@homesinbc.com
http://www.homesinbc.com

ACTIVE
C8023381
Board: V
Retail

2503 ST JOHNS STREET
Port Moody
Port Moody Centre
V3H 2B3

$2,888,000 (LP)
(SP)
(LR sq. ft.

RARELY Available Stand Alone Building Along ST JOHNS STREET in Port Moody. STRATEGICALLY Located Property, with Easy Access to Barnet Hwy, Port Moody City Centre and SKYTRAIN Station. Great Holding Property with Fully Leased Building perfect for Future Development in Fast Growing Port Moody.

P.I.D.: 011-451-912
Property Type: Retail
Zoning/Land Use: C-3
Land Sz SF/Acres: 8,712 /0.20
Virtual Tour:
Brochure:

Prop. Tax/Year: $14,997.85 / 2018
Width / Depth: 66.00 / 132.00
Transaction Type: For Sale
Sale Type: Asset

Property Details

Interest In Land: Freehold
Environmental Assessment Phase: Phase/Stage 1
Occupancy: Tenant
Seller's Rights Reserved: No
Amenities: Air Conditioning

Site Services:

Restrictions: None Known

General Building Details

Subj. Space SqFt: 3,224
Year Built: 1979
Complex Name:
# of Buildings:
# of Loading Doors:
Parking Spaces:
Roof: Tar & Gravel
HVAC:
Building Type: Freestanding

Construction Type: Wood Frame

Width / Depth: /
# of Storeys:
# of Grade Doors:
# of Elevators:

Lease Details

Lease Rate Sq. Foot:
Lease Size Sq. Foot:
Lease Type:

Lease Op Cost SqFt:
Additional Rent/SF:
Lease Term (Months):
Lease Expiry Date:

Lease SubLease:
Tot. Spce Avail for Lse: 2,910
Subj. Unit Cont. Spce: 2,910

Firm: Sutton Group-West Coast Realty

Information herein deemed reliable but not guaranteed.

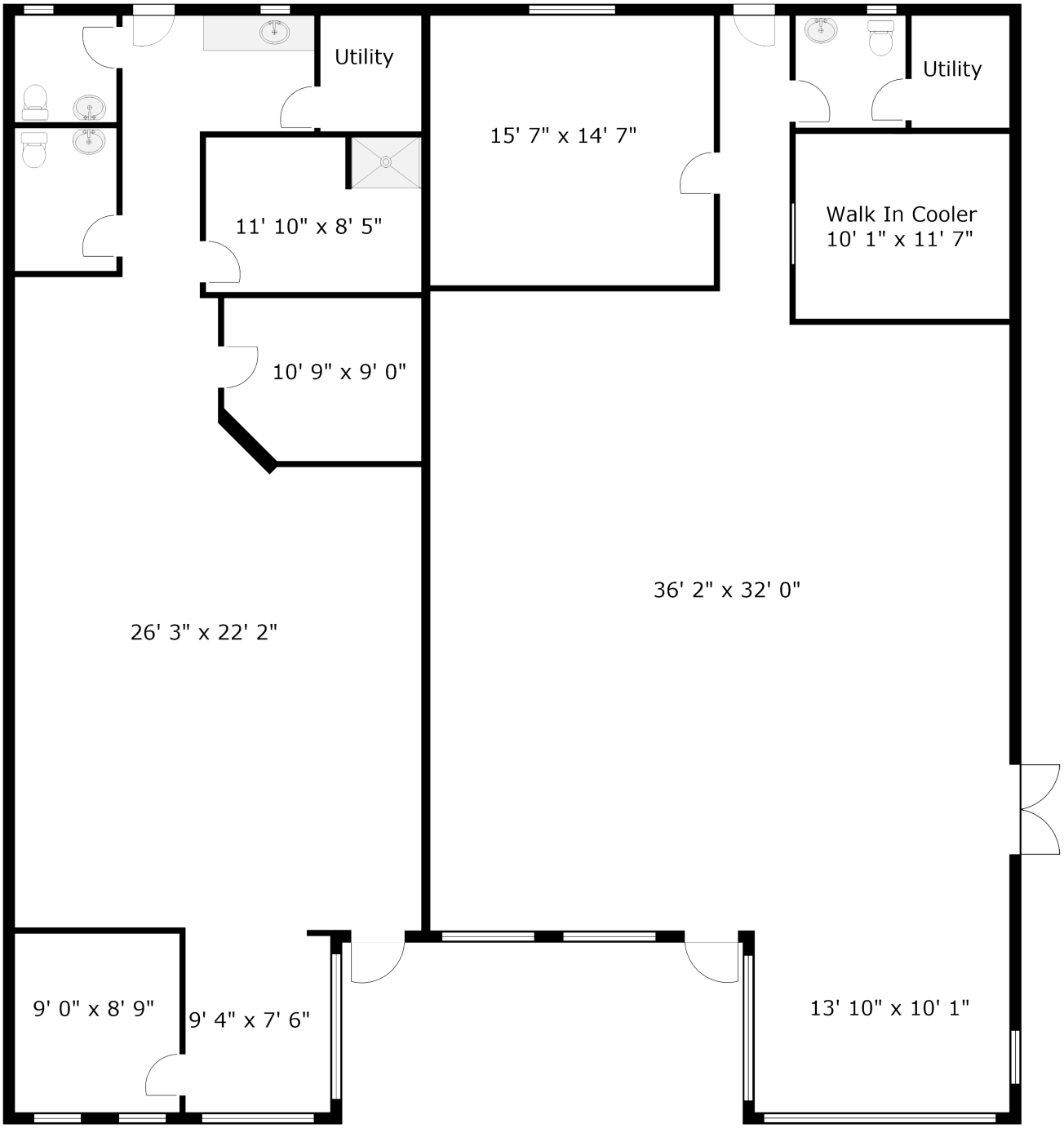
2503 St. Johns St. Port Moody, BC

TOTAL **3243 sq. ft.**

PIETRO NARDONE
PERSONAL REAL ESTATE CORPORATION
604-767-0490

Unit A
1394 sq. ft.

Unit B
1849 sq. ft.



Measurements and foor plan are approximate and are to be used for advertising purposes only. Not suitable for construction or architectural use. E&O Insured. Square footage calculated using ANSI Z765 method. Measured January 2019.

15 meters
bing

The materials available at this web site are for informational purposes only and do not constitute a legal document.

SALON SPA Make Me Over
Maple Florist

Make Me Over
SALON
SPA
Maple Florist

Maple Florist

Maple Florist

Maple Florist
FLOWERS

SALON SPA Make Me Over
Maple Florist