

3266 ST. JOHNS STREET, PORT MOODY
RETAIL UNIT WITH POLISHED CONCRETE FLOORING

**FOR
SALE**



WILLIAM | WRIGHT

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3266 ST. JOHNS STREET PORT MOODY



Exposure to 50,000+ vehicles per day



Half a block to Inlet SkyTrain station



Corner unit exposure



On a major corridor of the Tri-Cities



OVERVIEW

We are delighted to present a remarkable retail unit situated in the heart of Port Moody, BC, at 3266 St. John Street. Encompassing 751 square feet of meticulously polished concrete flooring, this space exudes a contemporary and sophisticated ambiance, tailored for a plethora of retail ventures. Strategically positioned in a bustling locale, renowned for its high pedestrian traffic, this unit guarantees unparalleled visibility and exposure for your enterprise. It stands as a versatile canvas, ready to be transformed to meet the unique requirements of your business, ensuring you leave a lasting impression on your clientele. Seize the opportunity to establish your presence in this thriving community and propel your business to new heights.

SALIENT FACTS

SIZE

+/-. 751 SQFT

PARKING

1

ZONING

CD36

STRATA FEES

\$433.95

PROPERTY TAXES

\$7,433.98

PID

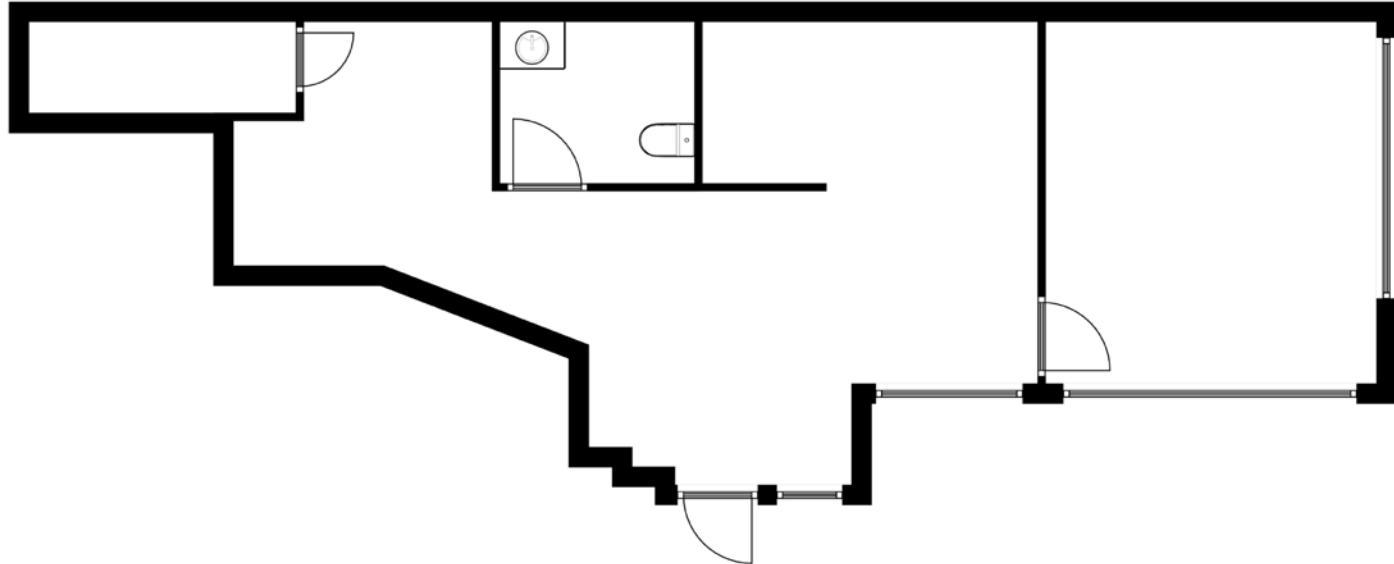
026-944-324

LEGAL DESCRIPTION

Strata Lot 2 Plan BCS2169 District Lot 233 Land District 1 Land District 36
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PRICE

\$925,000



Walking Distances

Inlet Centre Station	Rocky Point Park
1 Min Walk	23 Min Walk
Suter Brook Village	Coquitlam Centre
9 Min Walk	37 Min Walk



LOCATION

Located in the heart of Port Moody, prominently situated along St. John's Street within a 1-minute walking distance to the Evergreen Line's Inlet Centre Station. This high exposure location provides visibility to both foot and vehicular traffic, capturing customers. The location benefits from over 5,000 new residential units and 185,000 sf of office space nearby at Suter Brook Village. Area tenancies include Thrifty Foods, Shoppers Drug Mart, B.C. Liquor Store and local craft breweries.

FOR MORE INFORMATION CONTACT

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