



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**SL 19 - 2502 SAINT JOHNS STREET  
PORT MOODY, BC**



## INVESTMENT OFFICE OPPORTUNITY

### OPPORTUNITY

Centrally located on Port Moody's primary thoroughfare, this second-floor office strata unit offers 1,536 square feet, split into two sub-units currently leased out to professional service tenants. The building also has a 10-minute walking distance to the Moody Center Sky Train Station, and a 12 minute one to Rocky Point Park & Port Moody's Brewery Row on Murray Street. In addition to these destinations, the surrounding area also supports an assortment of waterfront walking and biking trails, restaurants, retail shops, schools, and an abundance of other service providers.

**Craig W. Ballantyne**  
Personal Real Estate Corporation  
Senior Vice President  
604 608 5928  
craig.ballantyne@cushwake.com

**Liam Boulton**  
Senior Associate  
604 629 5023  
liam.boulton@cushwake.com



**LOCATION**

- Located on the North Side of Saint Johns Street backing onto Spring Street
- Easy access to the Barnet Highway
- Located on the path of the Evergreen Line
- Located in a rapidly growing area
- Close to public transit

**NOI**

\$48,988

**PID**

025-999-486

**FEATURES**

- Excellent visual exposure to passing foot and vehicle traffic
- High traffic area

**AREA**

Unit 207	936 sf
Unit 206	600 sf
<b>Strata Lot 19 Total</b>	<b>1,536 sf</b>

**ASKING PRICE**

\$1,225,000

**LEGAL INFORMATION**

Strata Lot 19 Plan BCS618 District Lot 201 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 1 OR V, AS APPROPRIATE.

**TRANSIT ACCESS**

Connecting the West Coast Express and the Evergreen Line, Moody Centre Station provides a central location for transit connections with the Coast Mountain Bus Exchange and park-and-ride facilities.

Outside the station a pedestrian path links the station to the Moody Street Overpass to the west, and the Klahanie footbridge to the east, providing access over the railway tracks to Murray Street and the Port Moody waterfront.

The Evergreen Line links Coquitlam to Vancouver via Port Moody and Burnaby also connecting Coquitlam City Centre to Lougheed Town Centre in approximately 15 minutes.



**Craig W. Ballantyne**  
 Personal Real Estate Corporation  
 Senior Vice President  
 604 608 5928  
 craig.ballantyne@cushwake.com

**Liam Boulton**  
 Senior Associate  
 604 629 5023  
 liam.boulton@cushwake.com