



**FOR SALE
OR LEASE**

Shaughnessy Square

2099 Lougheed Highway, Port Coquitlam

PROPERTY HIGHLIGHTS

- Over 80% Sold
- Ownership Opportunity!
- Excellent exposure units available
- All amenities close by including grocery, medical, dental and banking

FOR MORE INFORMATION, 604-510-5555 OR FVCRE.COM

Shaughnessy Sqaure

2099 Lougheed Highway, Port Coquitlam

OVER 80% SOLD. SHAUGHNESSY SQUARE IS CENTRALLY LOCATED IN PORT COQUITLAM ALONG LOUGHEED HWY, WITH ACCESS TO SHAUGHNESSY ST AND THE VIBRANT DOWNTOWN OF PORT COQUITLAM. THE SUBJECT PROPERTY OFFERS HIGH EXPOSURE, CONVENIENT ACCESS TO THE TRI-CITIES, ONLY MINUTES TO THE EVERGREEN SKYTRAIN.

Major retailers in the direct vicinity include Safeway, Vancity, Gold's Gym & Earls. Port Coquitlam remains one of the fastest growing municipalities in Metro Vancouver with several development projects including residential, office/ retail and industrial properties underway. Join existing tenants such as Keller William Realty, The Burke Pub, Sabai Thai Spa. Don't miss out on this excellent opportunity to own your commercial space. Units from 892 SF up to 2,935 SF. Many with high traffic and with excellent exposure to Lougheed Highway and surrounding area. Above ground parking with loads of extra street parking.

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.

ZONING Community Commercial CC

OCCUPANCY Immediate

TRAFFIC COUNT

(As per the City of Port Coquitlam 2014) Lougheed Hwy averages approximately 40,000 vehicles per 24 hour period.

PARKING

Most strata lots come with 1 reserved underground parking stall. There are 91 surface parking stalls dedicated to the commercial tenants on a first come first serve basis with some short term parking. Excellent street parking available surrounding the Property.



Ryan Schwartz*

604-510-5555

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For more information, **fvcre.com**

*Personal Real Estate Corporation

RE/MAX
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RE/MAX Commercial Advantage®

#202, 15127 100 Avenue

Surrey BC V3R 0N9

Each office is Independently Owned and Operated

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Price Sheet

SL	SIZE (SF)	PRICE /SF	PRICE	EXPOSURE	STRATA FEES	PROPERTY TAX	UNIT #	U/G PARKING
SL 48	1,102	\$475.00	\$523,450.00	Flint/Lougheed	\$462.49	\$5,042.14	A102	C44
SL 43	980	\$450.00	\$441,000.00	Courtyard	\$408.09	\$4,399.17	A 120	C22
SL 51	975	\$500.00	\$487,500.00	Lougheed Hwy	\$408.09	\$4,957.51	A 128	C48
SL 52	980	\$500.00	\$490,000.00	Lougheed Hwy	\$408.09	\$4,615.53	A 127	C49
SL 65	892	\$475.00	\$423,700.00	Coquitlam Ave	\$380.88	\$4,309.04	A 162	
SL 66	1,300	\$425.00	\$552,500.00	Courtyard	\$544.12	\$5,715.33	A 158	C3
SL 68	1,633	\$400.00	\$653,200.00	Courtyard	\$680.15	\$7,067.55	A 150	C68

LEASE RATE

Rates from \$20.00 - \$23.00 per square foot per annum

OPERATING COSTS AND PROPERTY TAXES

\$9.50 per square foot per annum (Estimate 2018)

LEASE WITH OPTION TO PURCHASE

Ask broker for details

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