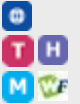


ACTIVE
C8026881
Board: V
 Multi-Family Commercial

2325 ST JOHNS STREET

Port Moody
 Port Moody Centre
 V3H 2A8

\$2,898,000 (LP) 
 (SP)
 (LR sq. ft. p/a)



An excellent opportunity to own a beautiful home with income support from the commercial office and suites. Located directly on St. Johns street with views from every floor, this mixed use building features a large 3rd floor healthcare office with 5 treatment rooms, a staff room, 2 washrooms, client lounge, and reception area (1,664 sq.ft). The office is accessible directly from the rear street level with no stairs required. The building also features a large 2nd floor (approx 1927 sq.ft) residential unit with 4 bedrooms 2 bathrooms and the property has two 1st floor suites consisting of a 1 bed with flex/storage room (approx 907 sf) and a two bedroom (approx 1,020 sf). With 8 parking spots combined, this investment property is an excellent option for someone looking for a home that provides mortgage assistance; or as an investment property with future redevelopment potential while earning a good cap rate return. Current owner willing to lease back office on a 5yr term + option.

P.I.D.: 011-453-851

Property Type: Multi-Family Commercial,

Zoning/Land Use: CD25

Land Sz SF/Acres: 8,712 / 0.20

Brochure:

Prop. Tax/Year: \$11,701.02 / 2019

Width / Depth: /

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Seller's Interest: Registered Owner

Interest In Land: Freehold

Environmental Assessment Phase: None

Occupancy: Owner

Seller's Rights Reserved:

Amenities: Air Conditioning, Balconies, Handicap Access/Facil, Storage, Visitor Parking, Other

Site Services:

Restrictions: None Known

General Building Details

Subj. Space SqFt: 5,518 **Width / Depth:** /

Year Built:

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors:

Parking Spaces: 8

of Elevators:

Roof: Asphalt Shingles

HVAC: In-Floor, Separate HVAC Units

Building Type: Freestanding, Low Rise (2-4 storeys), Mixed Use

Construction: Wood Frame

Condo Strata Fee:

Office Area Sq Ft: 1,664

Mezzanine Area Sq Ft:

Retail Area Sq Ft:

Other Area Sq Ft: 3,854

Warehouse Sq Ft:

Major Business Type:

Minor Business Type:

Lease Rate (sq.ft.):

Lease Op Cost (sq.ft.):

Lease Type:

Lease Sub-lease:

Lease Size (sq.ft.):

Additional Rent/SF:

Tot. Spce Avail for Lse:

Lease Term,

Leased Rate(sq.ft.):

Lease Exp. Date:

Subj. Unit Cont. Spce:

months:

Legal: LOT 19, BLOCK 1, PLAN NWP55, DISTRICT LOT 202, GROUP 1, NEW WESTMINSTER LAND DISTRICT

List Firm 1: RE/MAX Commercial Advantage - OFC: 604-899-9293

List Firm 2:

List Sales Rep 1: Callan Morrison - CONTC: 604-510-5555

List Sales Rep 2:

Lister Email: callan@fvcre.com

Commission: 1.25% OF THE SELLING PRICE

Appointment Contact: Callan Morrison

Appointment Phone: 604-510-5555

Appointment Instructions: Contact Listing REALTOR®

List Sales Rep 3:

Lister Website:

Lease Commission:

Seller Name: Jerry James Lepp

Sell Rep 1:

Rep 2:

Rep 3:

Sell Firm 1:

Sell Firm 2:

Realtor Remarks: Owner of property will sign a 5 year lease for the office space with 5 year option to renew. First introduction + all showings to be personally attended.

Days on Market: 13

List Date: 7/18/2019

Sold Date:

Previous Price: \$0

Expiry Date: 2/18/2020

Sold Price:

Original Price: \$2,898,000

07/31/2019 04:18 PM

Information herein deemed reliable but not guaranteed.

Agent View