

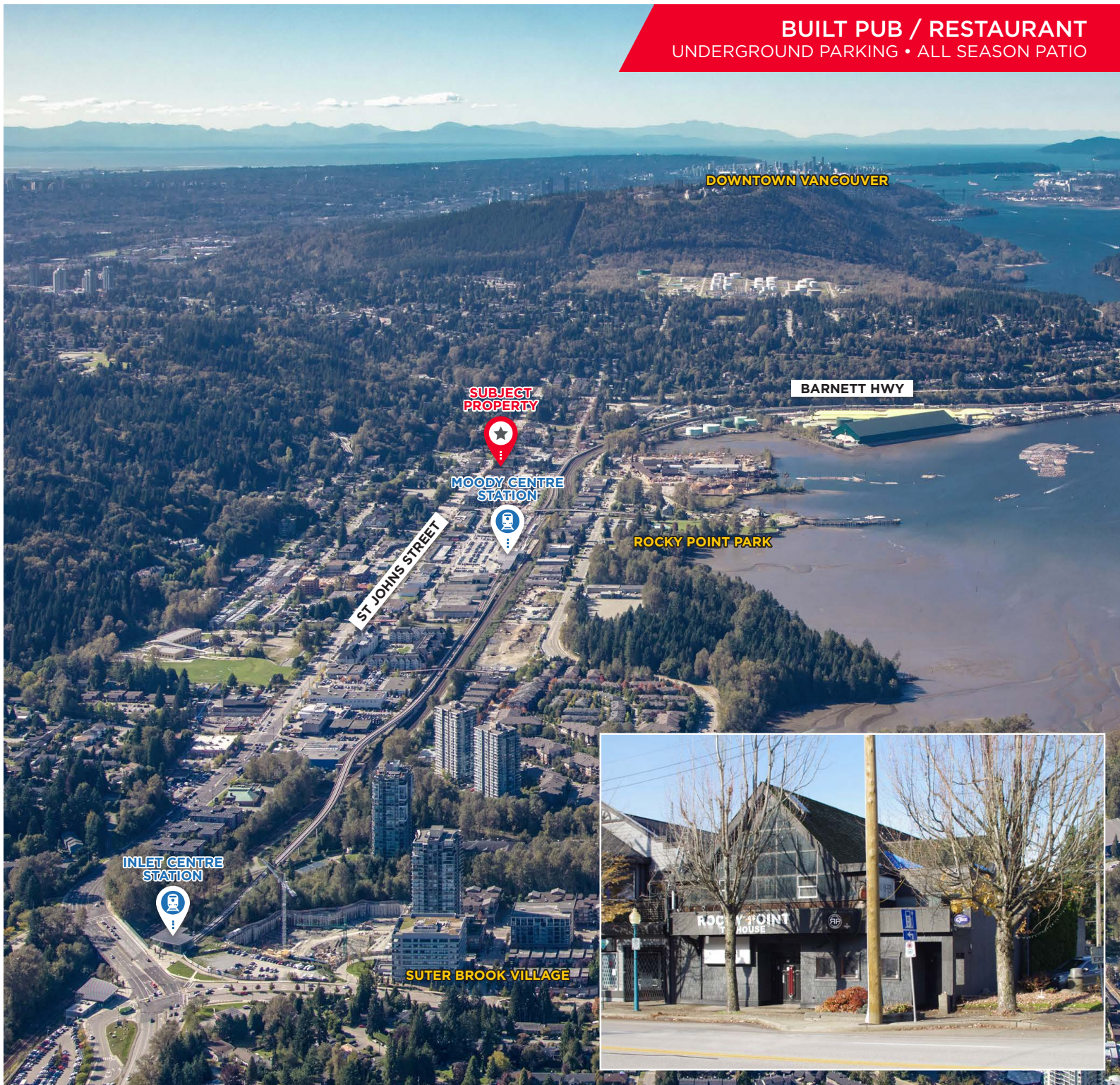


FOR LEASE

2524 ST JOHNS STREET

PORT MOODY, BC

BUILT PUB / RESTAURANT
UNDERGROUND PARKING • ALL SEASON PATIO



Adam Frizzell

Vice President

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FOR LEASE

2524 ST JOHNS STREET

PORT MOODY, BC

LOCATION

The property is situated on the north side of St. Johns street in desirable Port Moody. Port Moody has enjoyed strong residential growth due to its ideal location on the ocean and mountains, while in close proximity to Downtown Vancouver. It is an ideal bedroom community, with strong demographics and strategic position in the Metro Vancouver Area. St. Johns street is a connector street, linking Barnet Highway to Lougheed Highway and as such has a significant traffic flow. It is a busy commuter link, connecting the Tri-Cities to Burnaby and Vancouver.

OPPORTUNITY

To lease a fixtured liquor primary establishment with a year-round outdoor patio (with fireplace), underground parking and vaulted ceilings which show off a well-lit Whistler style room. The previous liquor primary has expired and so a new application is required. Current approximated timeline for licensing is 7 - 12 months for liquor primary and 3 months for food primary. It is expected that operators would open as food primary while navigating the slower liquor primary process.

BUILDING SIZE

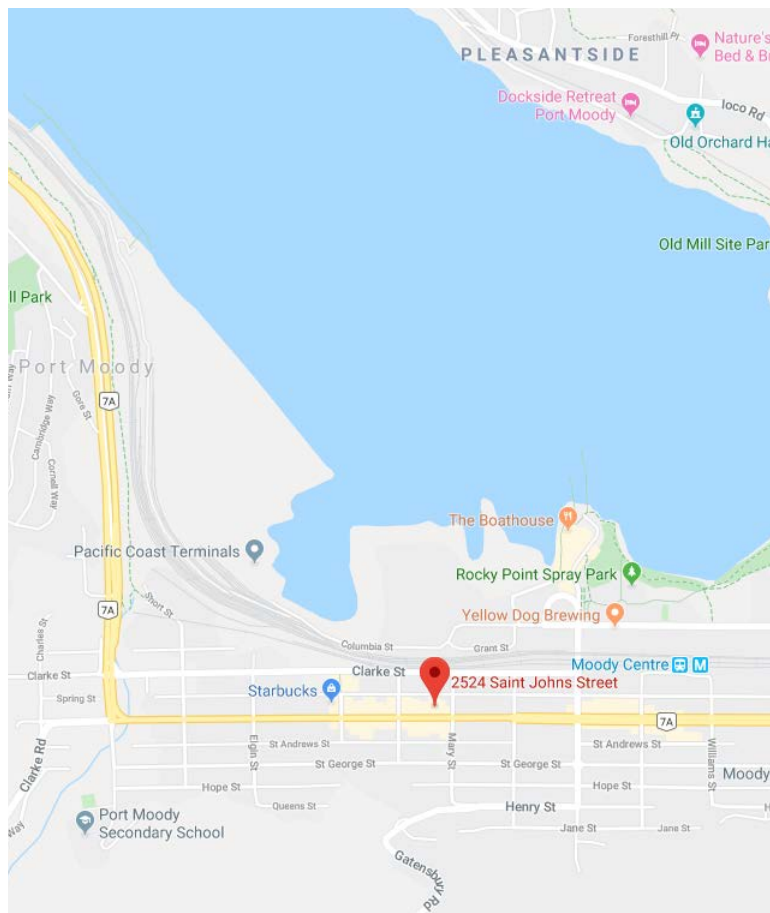
Approximately 4,485 sf - *tenant to confirm if important*

ASKING MONTHLY NET RENT

Starting at \$12,000

ADDITIONAL RENT

Estimated at \$10.00 psf / annum



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 11/19 gh