

**2515 CLARKE STREET, PORT MOODY**

**4.5% CAP RATE UNIT WITH ABILITY TO INSTALL A MEZZANINE**

**FOR  
SALE**



**WILLIAM | WRIGHT**

**STATHIS MICHEAL SAVVIS**  
PERSONAL REAL ESTATE CORPORATION  
savvi@williamwright.ca  
604.545.0636







## 2515 CLARKE STREET, PORT MOODY PRIME RETAIL UNIT

Prime retail unit at 2515 Clarke Street, Port Moody. This property is an excellent investment opportunity, currently leased to a high-end salon, providing immediate income. The space offers potential for added value with the ability to install a mezzanine, enhancing square footage and usability. Located in a vibrant area known for its commercial activity, this unit boasts a luxurious interior that attracts upscale clientele. With a solid tenant in place and situated in a growing community, this property promises steady revenue and is perfect for investors seeking a profitable, low-maintenance real estate investment. Listed at a 4.5% cap rate with 2 years remaining on the lease. Call Savvi for more information.





## PROPERTY HIGHLIGHTS



Major Corridor



4.5% Cap Rate



High Vehicle and Foot Traffic



Expand Square Footage with Mezzanine

## SALIENT FACTS

Size ± 722 SF

Parking 1 Stall

Zoning CD62

Property Taxes \$6,950 (2023)

Strata Fees \$409.90

PID 030-495-237

### Legal Description

STRATA LOT 8, PLAN EPS5005, DISTRICT LOT 201, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Gross Annual Income \$54,180.00

NOI \$42,371.20

Price \$938,600

## Walking Distances

### Rocky Point Park

12 Min Walk

### Moody Centre Station

13 Min Walk

### Inlet Centre Station

31 Min Walk

### Suter Brook Village

33 Min Walk



## LOCATION

Clarke Street, Rocky Point and Brewery Row are vibrant and picturesque locales in Port Moody, British Columbia, known for their lively community atmosphere and scenic views. Rocky Point Park offers waterfront access with amenities such as hiking and biking trails, a boat launch, and a popular spray park, making it a favorite destination for outdoor enthusiasts and families alike. Adjacent to the park is Brewery Row, a bustling street famous for its craft beer scene. This area hosts several renowned microbreweries that draw both locals and visitors eager to sample artisanal beers in a lively setting. Together, these areas provide a blend of recreational activities and culinary experiences, symbolizing the unique charm of Port Moody.

## FOR MORE INFORMATION CONTACT

### STATHIS MICHEAL SAVVIS

PERSONAL REAL ESTATE CORPORATION

savvi@williamwright.ca

604.545.0636