

2551 SHAUGHNESSY ST, 2331 WHYTE AVE, PORT COQUITLAM

DOWNTOWN PORT COQUITLAM INVESTMENT OPPORTUNITY

**FOR
SALE**



WILLIAM | WRIGHT



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2551 SHAUGHNESSY STREET, 2331 WHYTE AVENUE, PORT COQUITLAM

Freestanding 2-Storey Commercial Building

Exceptional opportunity to acquire a freestanding, 2-storey, multi-tenanted building located at 2551 Shaughnessy Street, a prominent corner lot in the heart of Downtown Port Coquitlam.

The subject property sits on a 8,557 sq. ft. corner lot and is comprised of 3 commercial units on the main floor and 3 offices on the second floor, all fully leased by stable tenants generating strong income. The property includes a dedicated parking lot with an additional 4,231 sq. ft. of land, providing convenient access for both staff and customers. Located along the highly visible Shaughnessy Street corridor, this property is surrounded by amenities and ongoing development projects, presenting excellent future redevelopment potential. This is a strong income-generating asset in one of Port Coquitlam's most sought-after urban areas.



BUILDING 2551 SHAUGHNESSY ST

PARKING LOT 2331 WHYTE AVE

SHAUGHNESSY ST



Property Highlights



Freestanding, two-storey commercial building with a paved parking lot



Total Lot Size (building + parking lot):
12,788 sq. ft.



Building Size: 11,410 sq. ft. of rentable
space



Fully tenanted, generating strong income



Value-add opportunity with rental upside
and redevelopment potential



Prime frontage along Shaughnessy
Street, a key commercial corridor



Surrounded by multiple major
development projects currently
underway



Excellent holding property in a high-
growth urban environment

Salient Facts

LOT SIZE	+/- 12,788 SQFT
BUILDING SIZE	+/- 11,410 SQFT
PARKING	17 Stalls
ZONING	CC
PROPERTY TAXES	\$49,126.67
PID	004-210-794 004-210-816
LEGAL DESCRIPTION	LOT 83 & 84 DISTRICT LOT 379 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 50763
PRICE	\$5,798,000.00

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

Rent Roll Summary

Unit	Tenant Name	Square Footage	Lease Start	Lease Expiry
2551 / 2557	Lucky Loonie	5,528	Feb 1, 2022	Jan 31, 2027
2329	PoCo Natural Health Food	1,478	Feb 1, 2022	Jan 31, 2027
2557	Florens Haircut	1,267	Feb 1, 2022	Jan 31, 2027
230	PoCo Grooming Station	684	Oct 1, 2023	Sep 30, 2026
220	BC Academy of Medical Skin Care & Spa	773	Apr 1, 2025	Mar 1, 2028
210	Ultimate Martial Arts	1,678	Jul 1, 2022	Jul 1, 2024

Floorplan



Driving Commute Times



11 Minutes
Coquitlam Centre

34 Minutes
Maple Ridge

17 Minutes
Pitt Meadows

41 Minutes
Downtown Vancouver

18 Minutes
Burnaby

47 Minutes
YVR International Airport

23 Minutes
Surrey

Developments in the Area



McAllister Avenue Project is a vibrant five-story, mixed-use building.

- + Prime downtown location on a former city-owned parking lot and commercial site
- + Five-story development with ground-level commercial spaces and residential units above
- + Designed to enhance walkability and community connection

Porthaven is a vibrant mixed-use development.

- + Ground-floor commercial spaces
- + Modern apartment homes above
- + Underground and surface-level enclosed parking

Location

Downtown Port Coquitlam is a vibrant, walkable community with a growing mix of retail, commercial, residential, and recreational amenities. The area is home to diverse local businesses, restaurants, and services, supported by city-led revitalization efforts and major new developments. Anchored by the Port Coquitlam Community Centre, parks, and cultural spaces, it offers excellent access to Lougheed Highway, Highway 1, and the West Coast Express. With ongoing growth and strong municipal support, Downtown Port Coquitlam is an ideal location for investors, developers, and businesses seeking long-term opportunities in a thriving urban hub.



For More Information Contact

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