2551 SHAUGHNESSY ST, 2331 WHYTE AVE, PORT COQUITLAM DOWNTOWN PORT COQUITLAM INVESTMENT OPPORTUNITY

FOR SALE





MAURIZIO MASTRONARDI PERSONAL REAL ESTATE CORPORATION mastronardi@shaw.ca 604.220.4018

NATHAN ARMOUR PERSONAL REAL ESTATE CORPORATION nathan@williamwright.ca 604.545.0636

WILLIAM | WRIGHT



BUILDING

PARKING LOT

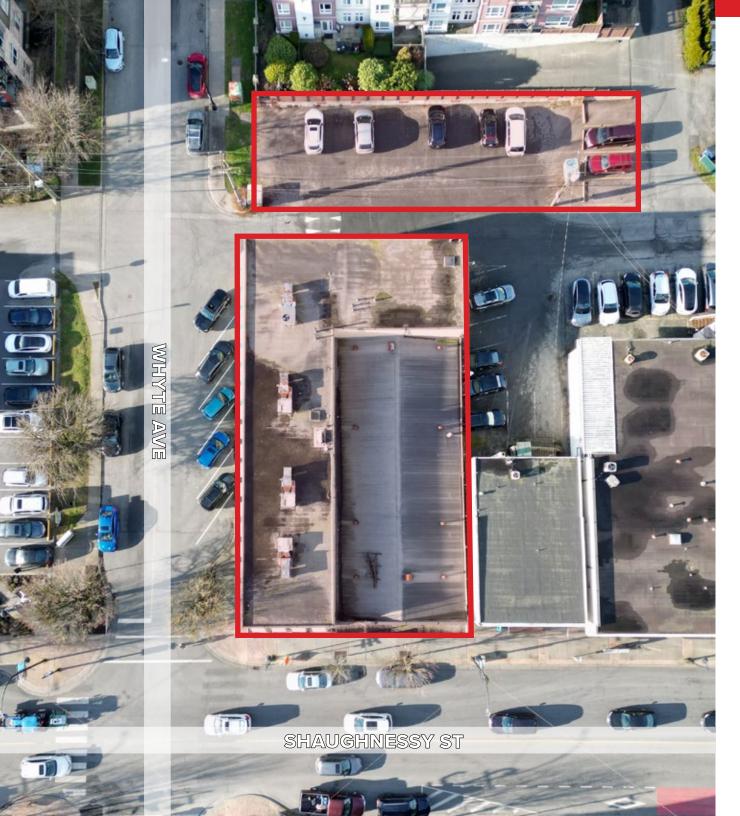
2551 SHAUGHNESSY ST

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.



Property Highlights

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

LILLIN

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

\ll

Surrounded by multiple major development projects currently underway

÷

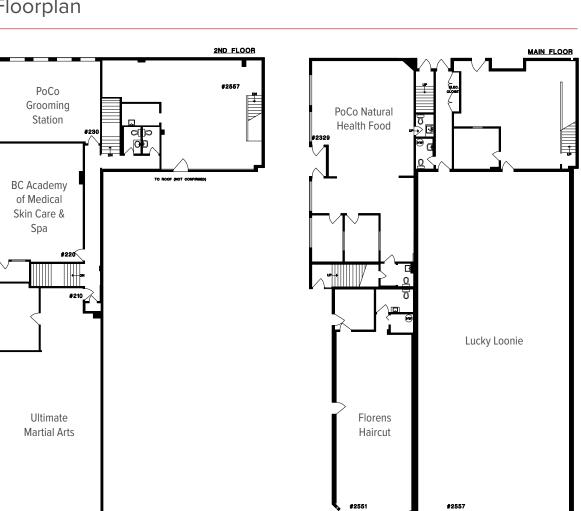
Excellent holding property in a highgrowth urban environment

Salient Facts

LOT SIZE	>T 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: Massurements are approximate and shall be verified by the				

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 Minutes34 MinutesCoquitlam CentreMaple Ridge

17 Minutes Pitt Meadows

18 Minutes Burnaby

47 Minutes YVR International

 \ll

41 Minutes

Airport

Downtown Vancouver

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.

PORT COQUITI CENTRE 2241 AND 2251 MCALLISTER AVENUE **MCALLIS** 2272 LEIGH SQUARE AND 2265 & 2291 WILSON AVENUE **BMO BANK** PORTHAVEN BY NORTHSTAR DEVELOPMEN **CITY AVENUE MARKET** DAIRY QUEEN SUBWAY a&w AUTUU SHAUGHNESSY ST FRESHMART WALKER'S VERY PARADISE BIKEABL

E 80.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warrantees of content, accuracy, completeness, and reliability, and do not accept or assurption intersted party should undertake their own appropriate and independent due delignere and inquiries to the accuracy of the information. Myrich is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc. #370-2755 Lougheed Highway, Port Coquitlam T 604.545.0636 | F 604.428.5254 williamwright.ca Sutton Westcoast Realty 3010 Boundary Road, Burnaby T 604.435.9477 suttonwestcoast.com

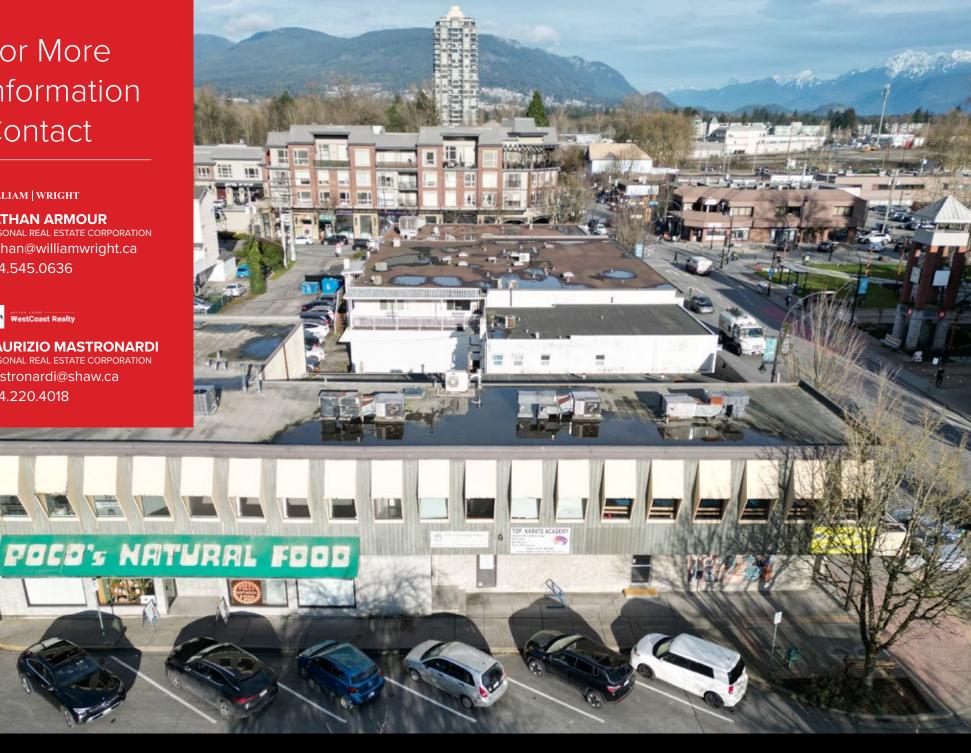
For More Information Contact

WILLIAM | WRIGHT

NATHAN ARMOUR PERSONAL REAL ESTATE CORPORATION nathan@williamwright.ca 604.545.0636

WestCoast Realty

MAURIZIO MASTRONARDI PERSONAL REAL ESTATE CORPORATION mastronardi@shaw.ca 604.220.4018



D

Ø

(in)