

For Sale

High Exposure Freestanding Owner-User Office Building in the Heart of Port Moody

2613 St. Johns Street, Port Moody

Recently Reduced: \$200,000 Price Adjustment



Angus Tone

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CBRE

Salient Details

Address

2613 St. Johns Street, Port Moody

PID

001-461-737

Legal Description

LOT 11 BLOCK 17 DISTRICT LOT 201 GROUP
1 NEW WESTMINSTER DISTRICT PLAN 72

Zoning

C3 - General Commercial

Lot Size

8,712 sq. ft.

Building Size

4,215 sq. ft.

Parking

±4,200 sq. ft. parking lot at the rear
of the building

Asking Price

~~\$3,385,000~~

\$3,195,000

The Opportunity

For Sale | 2613 St. Johns Street, Port Moody

Positioned along Port Moody's primary commercial corridor, 2613 St. Johns Street presents an opportunity for an owner-user seeking a highly visible office building in a prime location, which is just a short 10 minute walk from Moody Centre Station, allowing for seamless regional connectivity via the West Coast Express and the Millennium/Evergreen SkyTrain line. Just minutes from the Barnet Highway, the property offers efficient connectivity to Burnaby, Coquitlam, and the broader Lower Mainland. It is also situated near Port Moody's popular Brewers Row and other high traffic destinations, drawing consistent local and regional activity throughout the day.

The building spans 4,215 sq. ft. across three floors and sits on a generous 8,712 sq. ft. lot with ample rear surface parking. With strong demand for commercial assets in the Port Moody City Centre and a steadily growing local population, this property is ideally suited for businesses looking to secure long term stability in a thriving and highly visible location.



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Port Moody's St. Johns Neighbourhood

Located on St. Johns Street, known as one of Port Moody's most active and well connected commercial routes, this property benefits from excellent exposure and accessibility, with just a short 10 minute walk from **Moody Centre Station**, allowing for seamless regional connectivity via the **West Coast Express** and the **Millennium/Evergreen SkyTrain** line. Additionally the neighborhood is well-known for it's vibrant mix of breweries, restaurants, local retailers, and recreational amenities such as Rocky Point Park, making it an attractive hub for employees, clients, and visitors.



Port Moody Demographics



38,000 +
City Population



+ 3.4%
Population Growth
(Y-O-Y)



40 years
Avg. Median Age

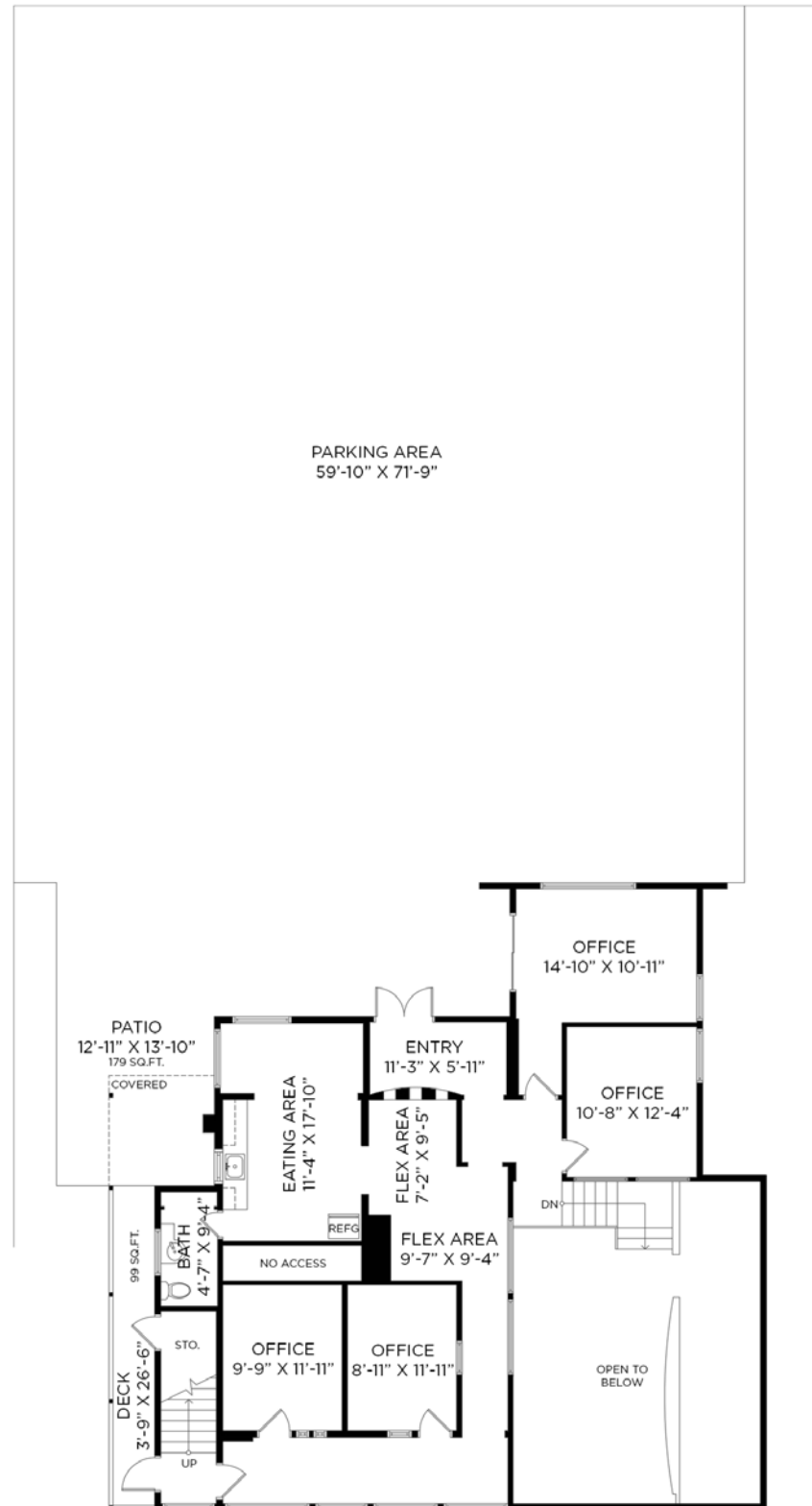


\$115,000
Median Household
Income per year

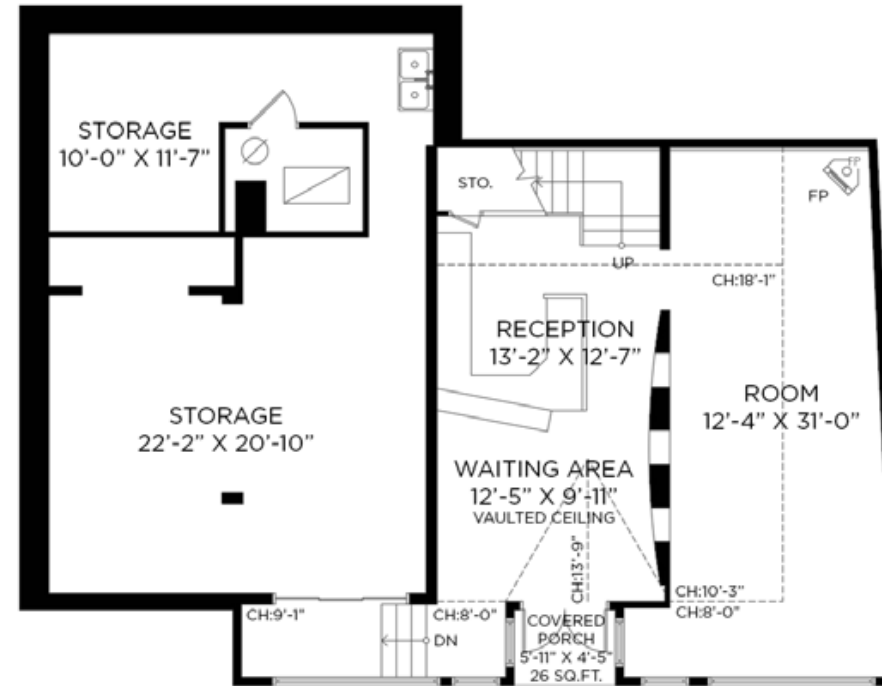
Building Plans

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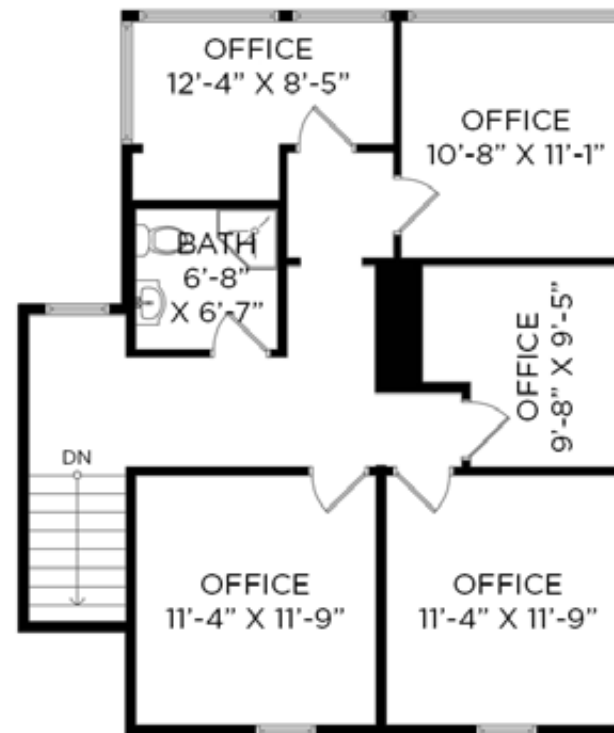
Main Floor



Lower Floor



Upper Floor



Floorplans are not to scale.

Lot Size

8,712 sq. ft.

Lot Dimensions

132' x 66'

Building Size

Lower Floor:	1,752 sq. ft.
Main Floor:	1,558 sq. ft.
Upper Floor:	905 sq. ft.
Total:	4,215 sq. ft.



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