



# FOR SALE

**A120 - 2099 Lougheed Highway,  
Port Coquitlam**



For more information, please contact

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Personal Real Estate Corporation

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## Executive Summary

### OPPORTUNITY

Completely improved medical clinic and pharmacy occupying three strata lots. This property offers a large waiting area, reception area and storage stave, 6 treatment rooms, lab area, 2 storage rooms, 2 handicap accessible washrooms, lunch room and work area with access directly from clinic and also separate entrance from Lougheed Hwy.

### LOCATION

Shaughnessy Square is centrally located in Port Coquitlam on Lougheed Highway, with access to Shaughnessy Street and the heart of downtown Port Coquitlam. The subject property offers convenient access to the Tri-Cities and in close proximity to the Evergreen Skytrain. Port Coquitlam is one of the fastest growing municipalities in Metro Vancouver.

### DETAILS

**PID:** 025-387-162; 025-387-251;  
025-387-243

**LEGAL DESCRIPTION:** SL 43, 52 & 51 Plan LMS4193, DL 464, Group 1, NWLD together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1.

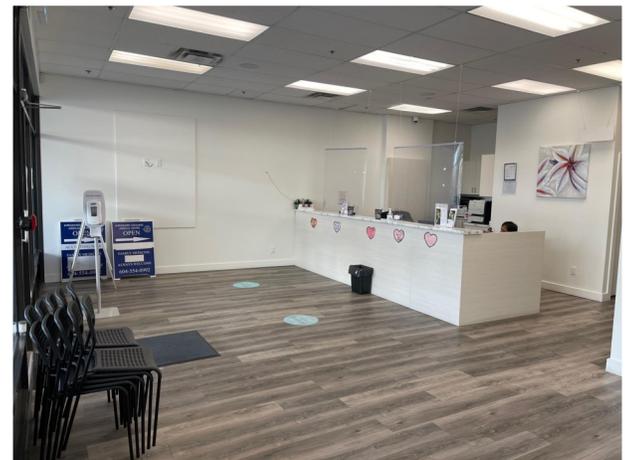
**RENTABLE AREA:** 2,935 SQFT

**ZONING:** CC Community Commercial

**PROPERTY TAXES:** \$16,180.16 (2023)

**STRATA FEES:** \$592.03 X 3 = \$1,776.09

**PRICE:** **\$2,700,000.00**



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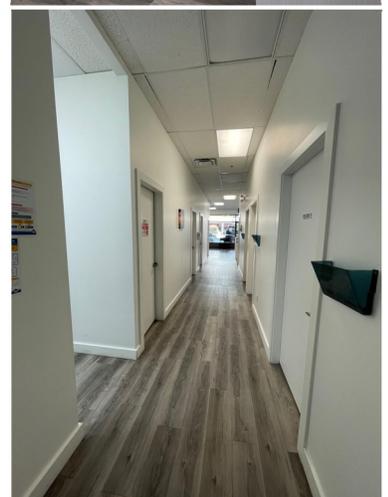
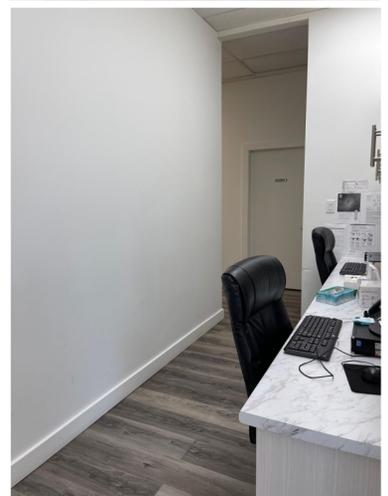
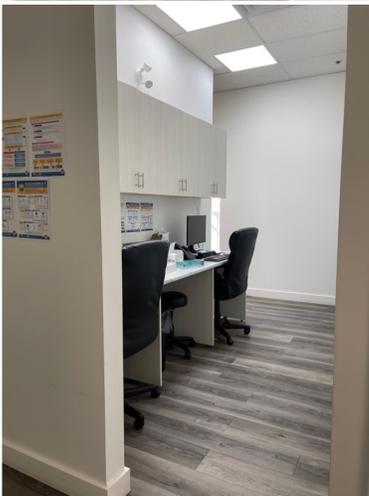
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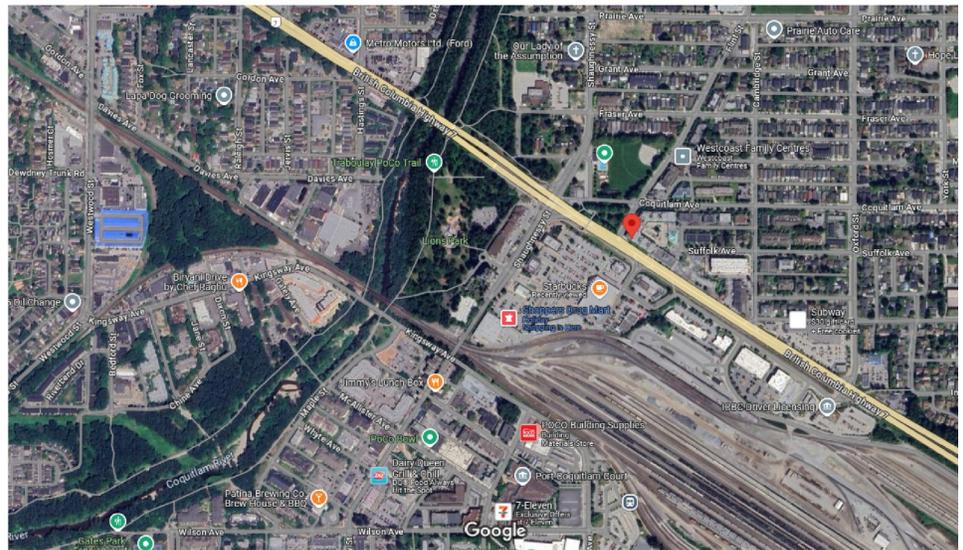
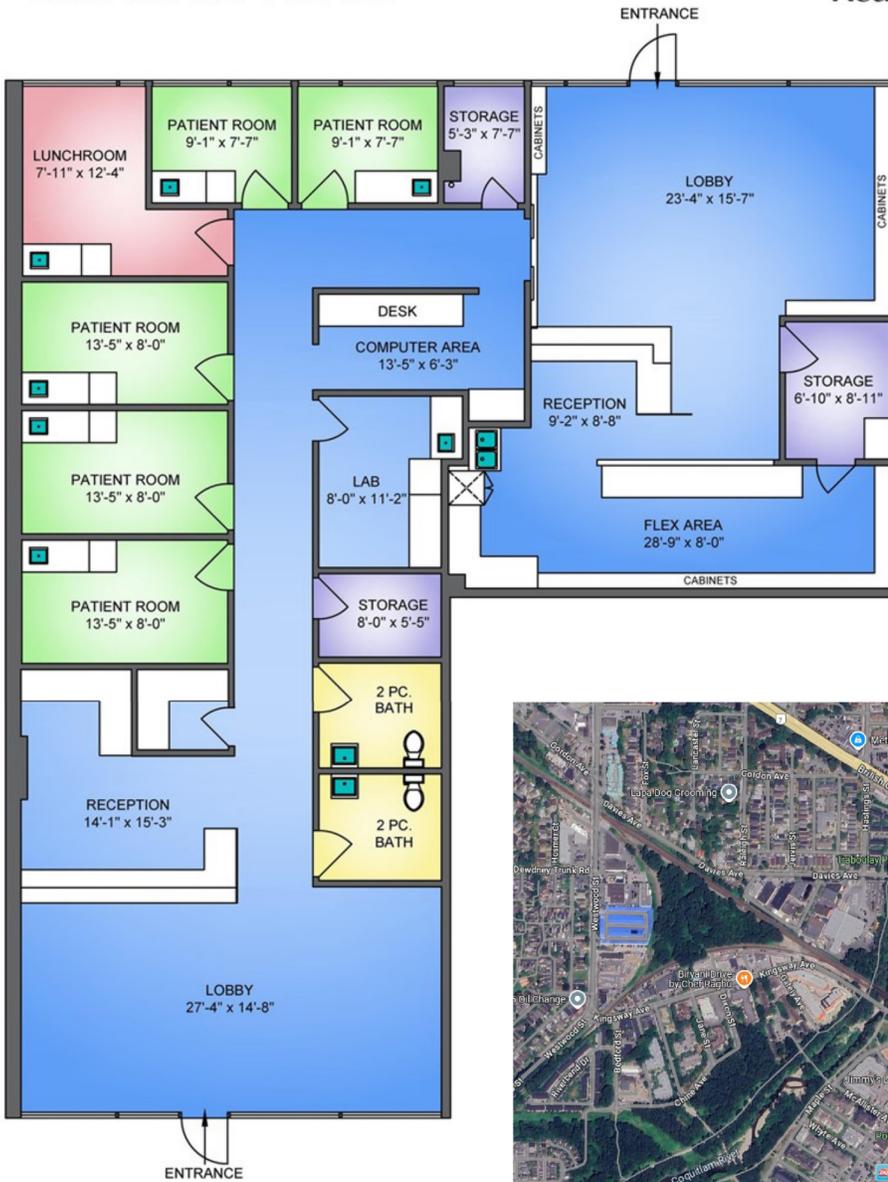
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## BOBBI CRANDALL

Real Estate Advisor



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