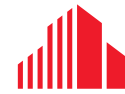


FOR SALE

**2739 MURRAY STREET
PORT MOODY, BC**



**CUSHMAN &
WAKEFIELD**

**7,232 SF FREE STANDING INDUSTRIAL BUILDING
8,712 SF FLAT AND RECTANGULAR PROPERTY
EXCELLENT INVESTOR OPPORTUNITY WITH LONG TERM HOLD**



THE OFFERING

Cushman & Wakefield ULC ("C&W") is pleased to present the investment opportunity to acquire a freehold interest in 2739 Murray Street in Port Moody, BC (the "Property"). The rectangular-shaped 8,712-SF property is improved with a free-standing single storey plus mezzanine, single-occupier, industrial building with approximately 7,232 SF of leasable warehouse, showroom, and office area. The building had undergone an extensive and comprehensive renovation in 2014 to accommodate the long-term occupier Innovative Fitness and has benefited from regular updates and maintenance, so it shows very well.

SALIENT DETAILS

MUNICIPAL ADDRESS	2739 Murray Street, Port Moody
PID	011-449-438
LEGAL DESCRIPTION	Lot 8 Block 6 DL 201 LD 36 Plan 72
YEAR BUILT	1978
SITE SIZE	8,712 SF (66' x 132')
ZONING	M 1 (Light Industrial District) Allows for a wide variety of light industrial, brewery, distillery, fitness, and recreational uses.

BUILDING AREA

Ground Floor Area	5,740 SF
Second Floor Area	1,492 SF
Total Area	7,232 SF

PROPERTY TAXES (2025)

\$38,409.06

OWNERSHIP / TENANCY

1 More Rep Enterprises Inc. DBA Innovative Fitness Port Moody is looking to do a Sale Leaseback of the building at market Lease rates.

ASKING PRICE: \$4,490,000



THE BUILDING

This freestanding building is occupied by Innovative Fitness ("IF"), which is a science-backed personal training company. IF features state-of-the-art equipment and facilities and offers a wide variety of health, fitness, and personalized training programs. Including Pilates, sports therapeutics, and physiotherapy. IF have made a large financial commitment to the building installing high-end equipment, upscale finishings throughout, including the entrance lobby and reception, meeting rooms, offices, lunchroom, changerooms, showers, washrooms, LED lighting, and HVAC servicing all areas. The single story plus mezzanine building is very well maintained and features concrete block construction, metal roof deck, steel Wilson joists and a torch on roof. The front façade is clad in natural wood, painted a stylish onyx black and features a storefront glass entrance with a large overhead grade level loading door servicing the gym. Main level interior space offers an open plan high ceiling warehouse area with fully painted walls, ceilings, joists, and features the gym and training area. The balance features the reception counter, lobby sitting area, meeting room, board room, private offices, changerooms, shower facilities, lunchroom and 2 washrooms. On the mezzanine level is an office, waiting area, secondary gym, and a Pilates studio. The front parking area easily accommodates 10 vehicles.

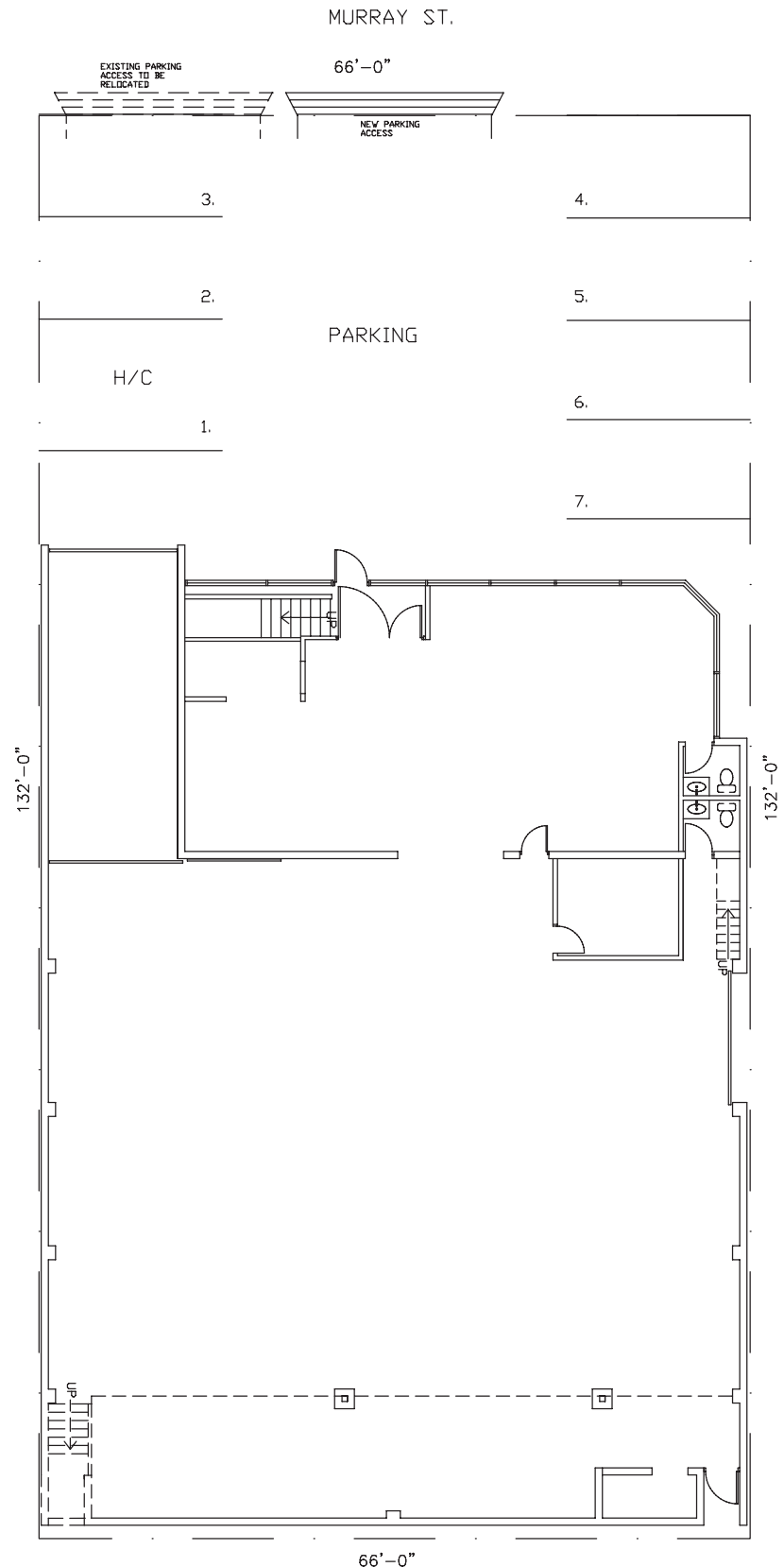
LAND USE PLAN

A new Mixed Employment land use designation has been applied to the south side of Murray Street between Mary Street and Electronic Avenue. This designation includes the development of a combination of uses including light industrial, commercial, office and residential. For 2025 Port Moody is proposing a return to a focus on urban industrial uses with no residential component for this section of Murray Street.

PROPERTY HIGHLIGHTS

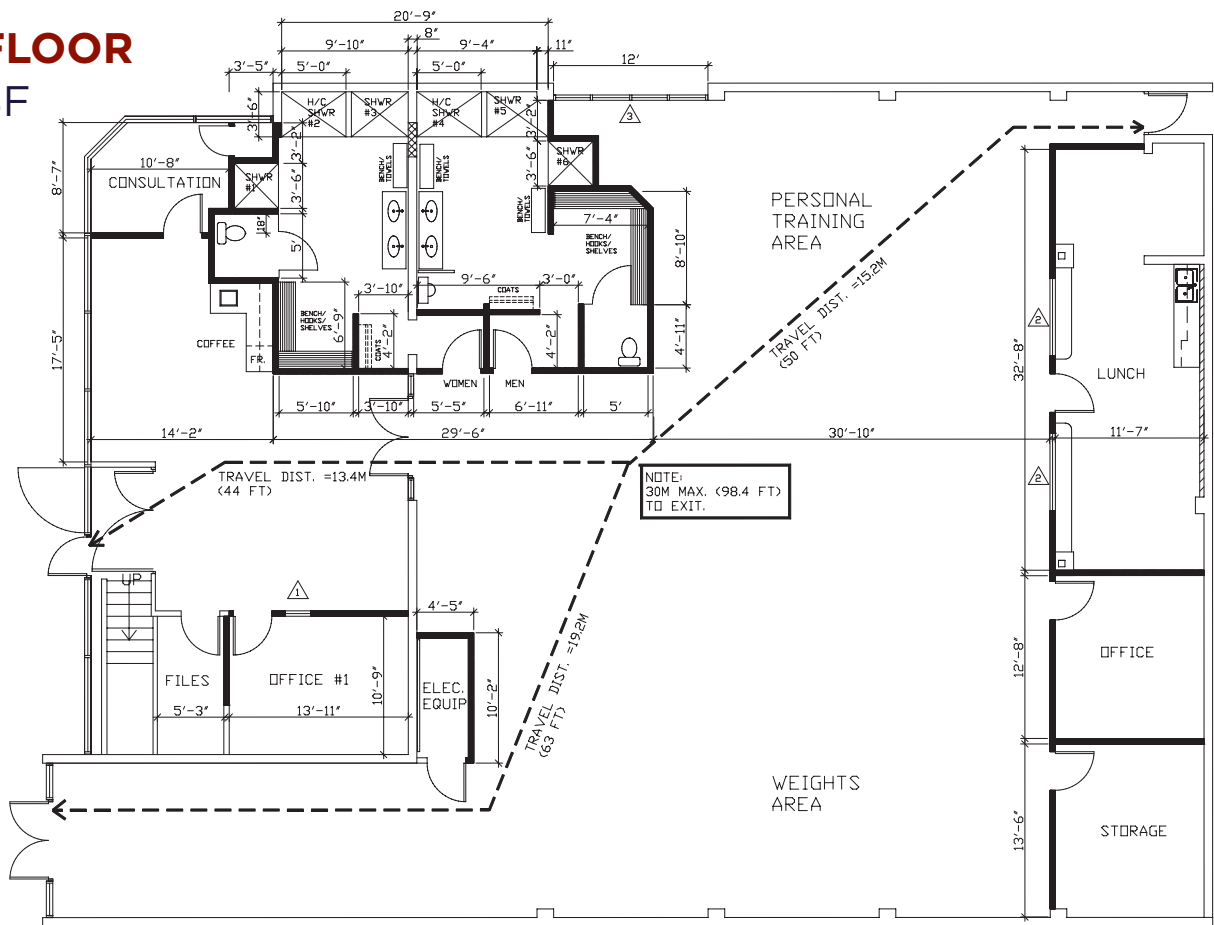
- Located in the heart of Port Moody's popular Brewery District and steps to Rocky Point Park
- Transit friendly location is a 10-minute walk to the nearest Skytrain station, and the bus stop is a 2-minute walk.
- Adjacent to the City of Port Moody's future Moody Centre Station Transit-Oriented Development Area
- Active, Amenity rich and growing light industrial, commercial, and residential base in the area
- Walking Distance to the restaurants, retailers, and services on St John's Street

SITE PLAN



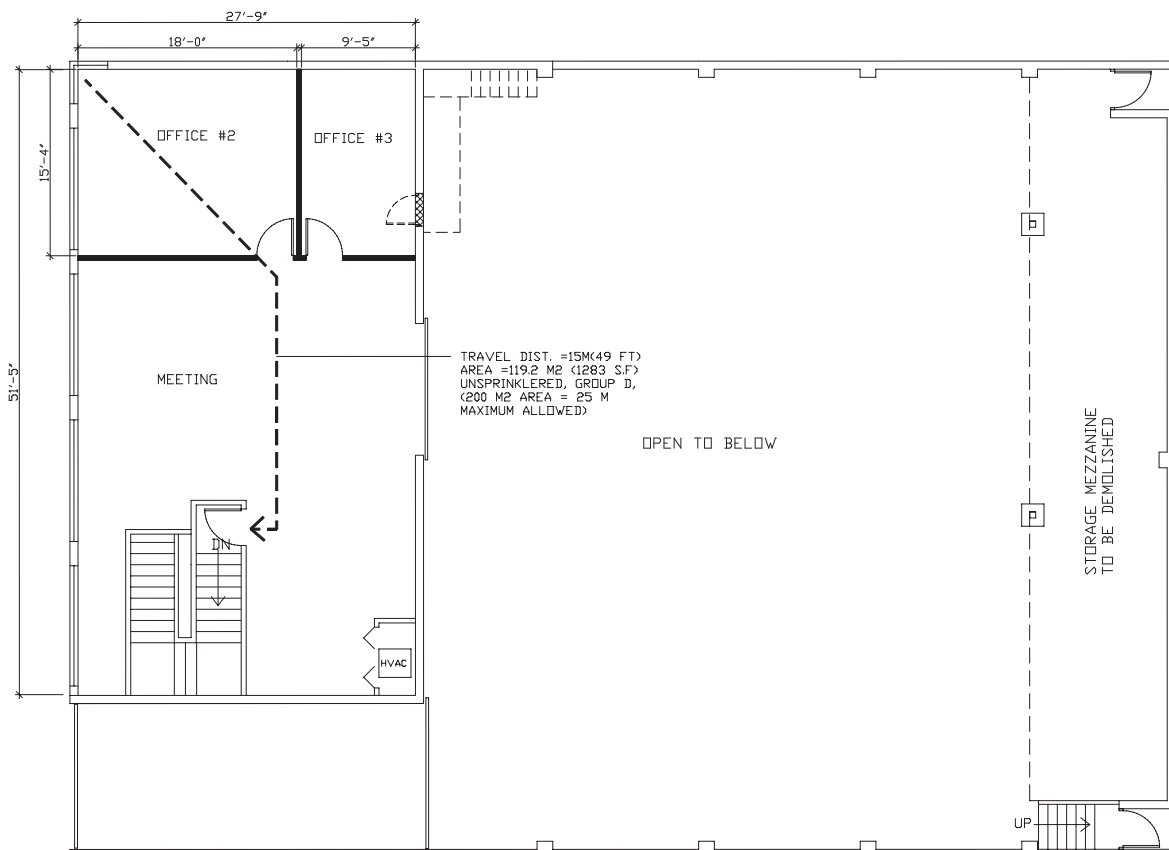
MAIN FLOOR

5,740 SF



SECOND FLOOR

1,492 SF



THE LOCATION

The Subject property is just blocks away from major transportation routes such as Barnet Highway, St. Johns Street, Ioco Road and Lougheed Highway, while also enjoying close proximity to other retail amenities at Suter Brook Village, Newport Village, and Rock Point Park. The building is adjacent to numerous craft breweries, distilleries, and several eateries, which attract significant foot and vehicular traffic every day of the week.



FOR MORE INFORMATION, PLEASE CONTACT:

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