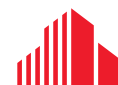


LEASE TO OWN OPPORTUNITY*

RETAIL STRATA UNITS

AT CLYDE BY PORTE

3237 St. John's Street, Port Moody, BC



CUSHMAN &
WAKEFIELD

Clyde

*terms and conditions may apply

THE OPPORTUNITY

Clyde brings together the best that Port Moody has to offer comprising an unprecedented opportunity to purchase retail strata space in one of the region's most unique neighborhoods. With nearby access to Inlet Centre Station and the nature-dense shoreline, Clyde offers a compelling value proposition to perspective buyers seeking the opportunity to immerse themselves in a truly-mixed-use enclave. Retail strata units are seldom available for purchase in Port Moody, don't miss out on the opportunity to locate your business at the crossroads of urban and lifestyle.

PROPERTY HIGHLIGHTS

- Ideal for owner user or investors
- Dedicated Commercial Parking Stalls
- Two Blocks From SkyTrain Station
- Signalized intersection
- Each strata lot includes fascia signage and rear loading
- Prominent location along St. Johns Street with exposure to 90,000 vehicles per day
- Project is complete and available immediately

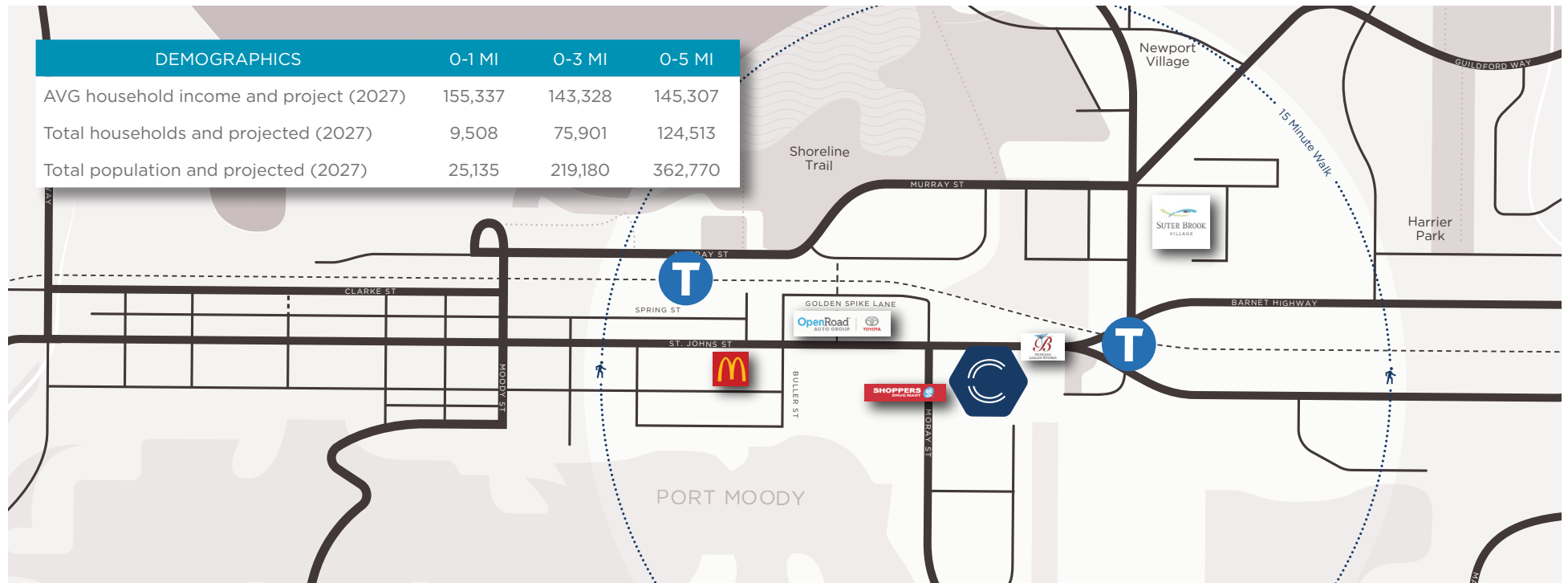


LOCATION

Located in the heart of Port Moody, prominently situated along St. John's Street within a 5-minute walking distance to the Evergreen Line's Inlet Centre Station. This high exposure location provides visibility to both foot and vehicular traffic, capturing customers with a signalized intersection and multiple street parking options and on-site underground parking. The location benefits from over 5,000 new residential units and 185,000 SF of office space nearby at Suter Brook Village. Area tenancies include Thrifty, Shoppers Drug Mart, B.C. Liquor Store and local craft breweries. The flourishing location delivers a transcendent experience to residents, employees and visitors alike with abundant green space, everyday groceries, craft beers and SkyTrain access all within a 15-minute walk. The location is further endowed with 5 storeys of residential above the available strata unit creating unmatched project synergies. The location offers plenty of lifestyle and amenities all packaged in a modern and efficient layout serving as the backdrop to the new urban vibe experienced only in Port Moody.

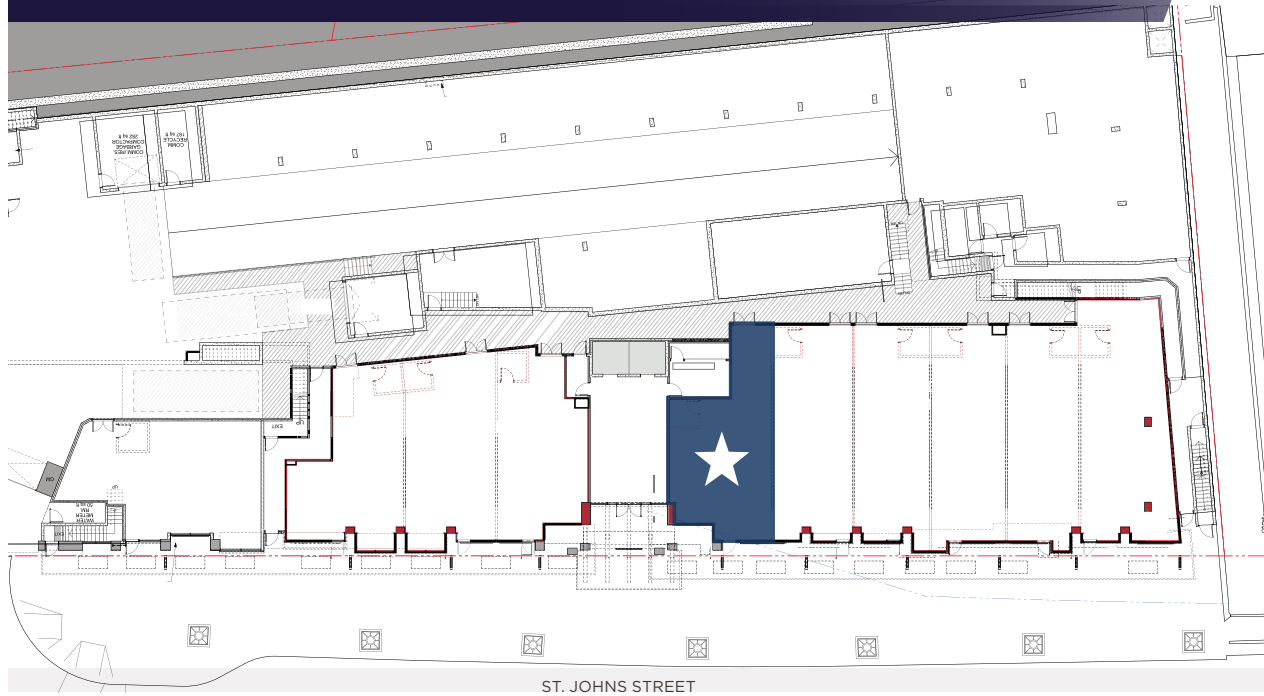


For over 55 years, Porte Communities has made an uncompromising commitment to build outstanding homes around the lifestyles of those who will eventually reside within them. Since their first project in 1974, they've constructed over 2,500 homes. Today, Porte has expanded its operations to include commercial and industrial projects as well. Their experience building innovative low and mid-rise residential buildings has given them a reputation for value and high quality. Over two generations, Porte has acted with a set of fundamental beliefs. These beliefs have formed the promises they make and live by everyday. Learn more at porte.ca



DEMOGRAPHICS	0-1 MI	0-3 MI	0-5 MI
AVG household income and project (2027)	155,337	143,328	145,307
Total households and projected (2027)	9,508	75,901	124,513
Total population and projected (2027)	25,135	219,180	362,770

UNIT 106 – 3227 ST. JOHN’S STREET | 995 SF



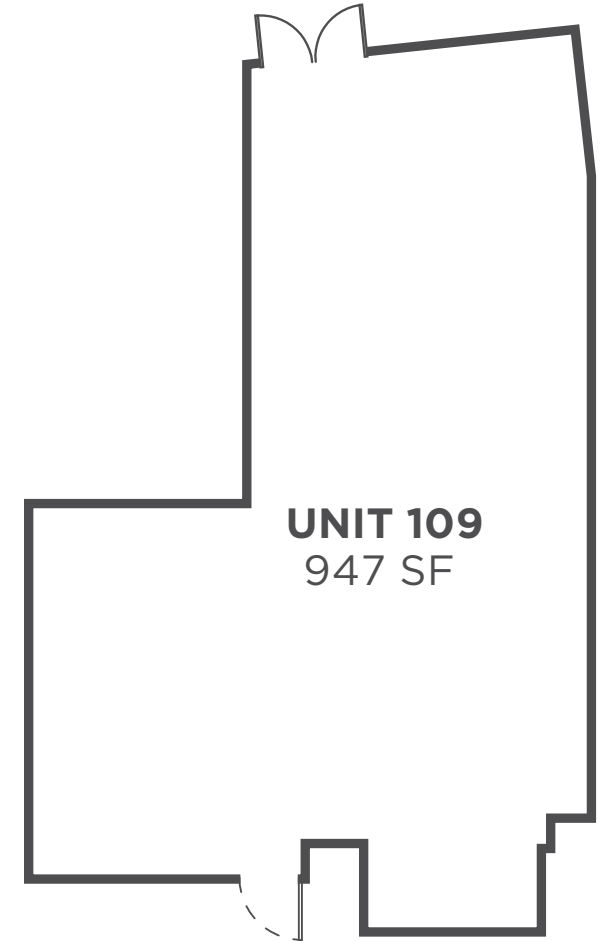
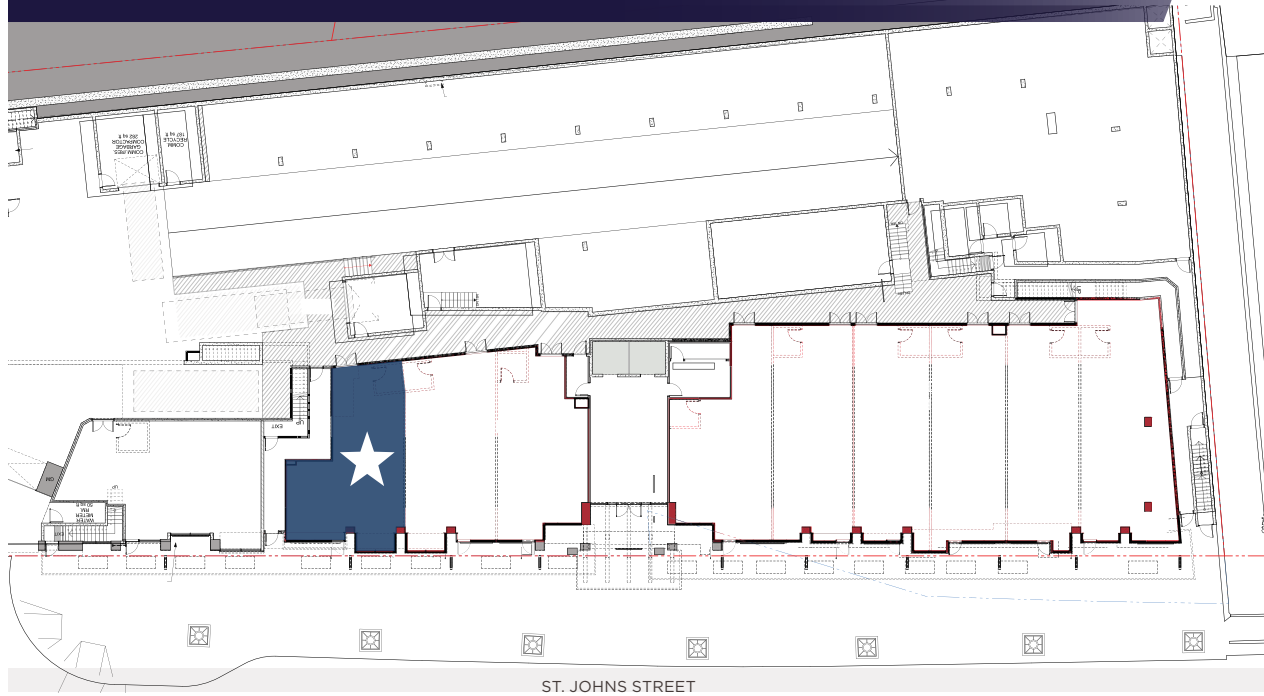
UNIT 106
995 SF



CRU	STRATA LOT	UNIT SIZE*	SALE PRICE	LEASE RATE	AVAILABILITY
106	123	995 SF	\$1,199,900	PLEASE CONTACT LISTING AGENT	IMMEDIATELY



UNIT 109 – 3235 ST. JOHN’S STREET | 947 SF



CRU

STRATA LOT

UNIT SIZE*

SALE PRICE

LEASE RATE

AVAILABILITY

109

126

947 SF

\$1,149,900

PLEASE CONTACT LISTING AGENT

IMMEDIATELY





Clyde

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