



For Sale | Restaurant Assets

# SUTER BROOK VILLAGE

5-101 Morrissey Road, Port Moody, BC



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# PROPERTY SUMMARY

Suter Brook Village is an urban masterplan community located in the heart of Port Moody. Surrounded by 5,000+ nearby homes and anchored Thrifty's, TD Canada Trust, and Starbucks, it offers 100,000 sq. ft. of prime amenities in the heart of a rapidly growing neighbourhood. Steps from the Evergreen Line, this location to attract both local residents and destination customers.

Other highlights include:

- ✚ Prime corner unit with outstanding visibility and foot traffic
- ✚ Exclusive 1,805 SF patio facing pedestrian square
- ✚ Ample surface and underground customer parking
- ✚ Walking distance to the Inlet Centre Skytrain Station



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## DETAILS

✦ Price for Business \$395,000 plus applicable taxes  
Assets:

✦ Size:

Ground Floor:	2,683 SF
Mezzanine:	1,121 SF
Patio:	1,805 SF
<b>Total:</b>	<b>5,609 SF</b>

*No Basic or Additional Rent applied to the Mezzanine or Patio.*

✦ Seating:

Ground Floor:	90
Mezzanine:	38
Patio:	48
<b>Total:</b>	<b>176</b>

✦ Base Rent: Contact Listing Agent

✦ Additional Rent  
(Est. 2025/2026):

Property Tax:	\$6.80 PSF
CAM:	\$5.23 PSF
<b>Total:</b>	<b>\$11.03 PSF</b>
Plus 7% Managment Fee	

✦ Lease: Please contact listing agent for information regarding the current lease and assignment provisions

✦ Parking: Free 1 hour underground parking  
Street-level metered parking

✦ Signage: Street front and potential pylon signage

*\* Business assets to be mutually agreed upon by both parties in the Contract of Purchase and Sale.*

## AREA TENANTS



## DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
2024 Population	15,458	33,725	175,783
2029 Populations Projections	16,196	35,824	184,251
2024 Daytime Population	14,691	31,834	137,061
2024 Average HH Income	\$138,347	\$139,583	\$134,294

## CONTACT

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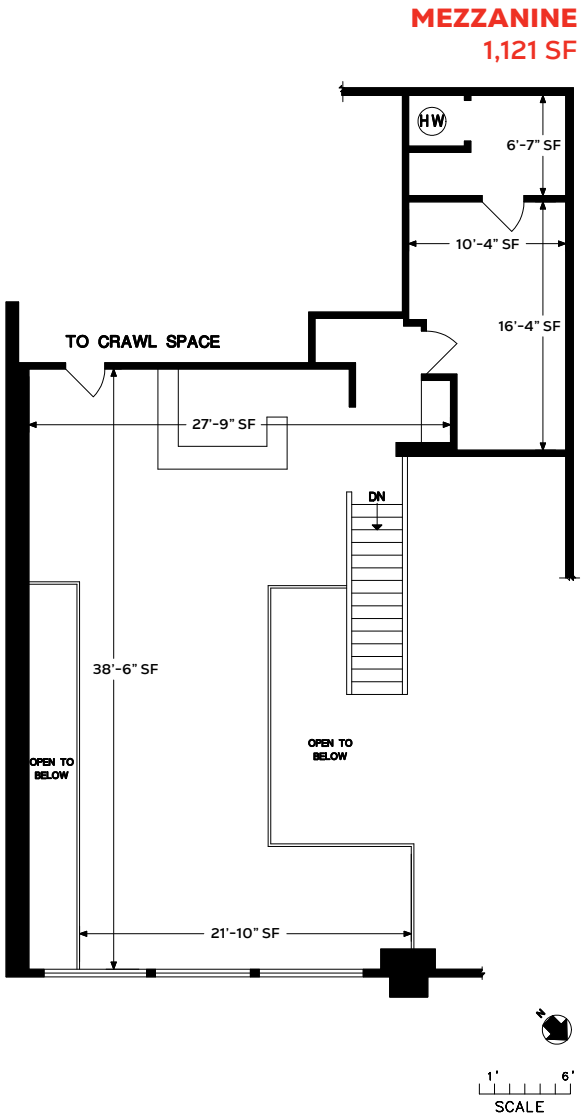
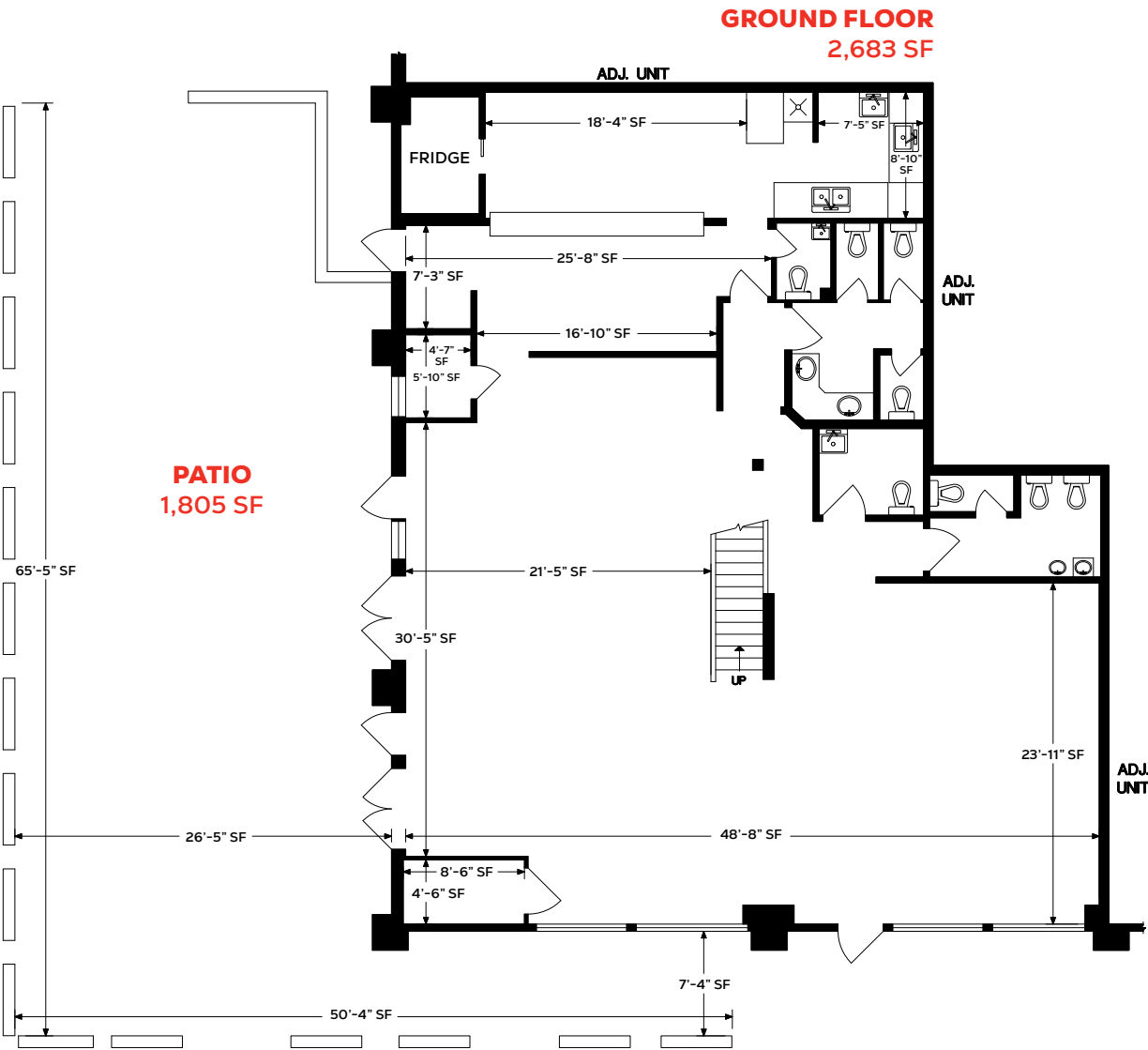
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# FLOOR PLAN

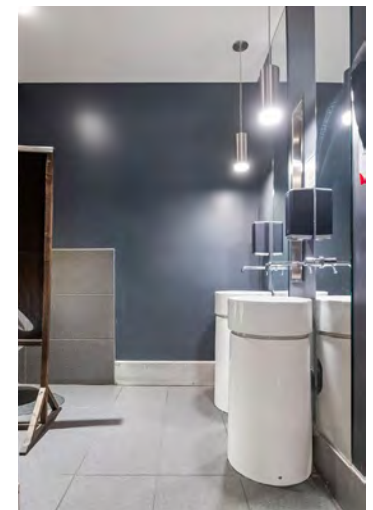
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# PHOTOS

## INTERIOR & EXTERIOR





# PHOTOS SUTER BROOK VILLAGE

