



FOR SALE

# MONTROSE SQUARE

3110-3201, 2180 Kelly Avenue  
Port Coquitlam, BC

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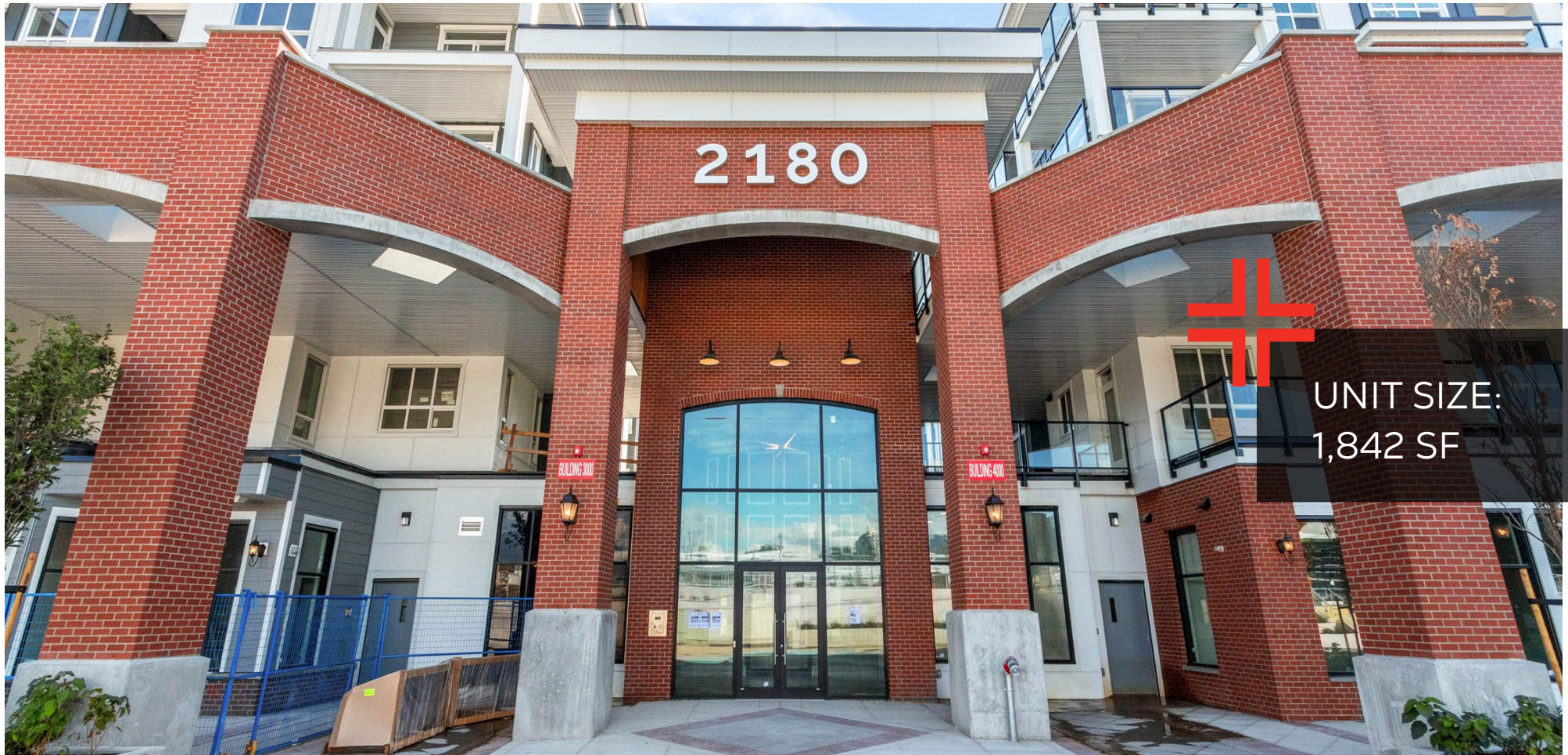
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8



# PROJECT SUMMARY

Montrose Square is a master-planned mixed-use development in downtown Port Coquitlam completed by Quantum Properties. The development is comprised of 364 residential strata units and 9,138 square feet of commercial space.

- Fully fixtured medical office including 4 exam rooms, 2 offices, 1 staff washroom and 1 customer washroom
- The current medical practice boasts a wait list of over 2,000 people
- Directly across from the new \$132 Million Dollar Port Coquitlam Community Centre
- 6-minute walk to West Coast Express station



UNIT SIZE:  
1,842 SF

## DETAILS

### Available Sizes:

Ground Floor Commercial:	960 SF
Second Floor Residential:	882 SF
<b>Total:</b>	<b>1,842 SF</b>

Asking Price: \$1,800,000

Parking: 2 stalls (one residential and one commercial)

Residential Income: \$2,011 per month

Available: Immediately

## CO-TENANTS



## DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	13,645	44,316	172,617
2029 Populations Projections	13,699	47,310	185,515
2024 Average HH Income	\$103,785	\$121,381	\$132,812
2024 Daytime Population	14,672	44,751	151,163

## CONTACT

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# AERIAL





PHOTOS EXTERIOR



MONTROSE SQUARE CENTRAL COURTYARD



PORT COQUITLAM COMMUNITY CENTRE



FRONT ENTRANCE OF UNIT



MONTROSE SQUARE CENTRAL COURTYARD



# PHOTOS COMMERCIAL INTERIOR



# PHOTOS RESIDENTIAL INTERIOR

