

PRICE REDUCED

Ali Asi, Ph.D., PREC*
Nu Stream Realty Inc.

STREET-FRONT RETAIL / OFFICE STRATA

#103 – 2228 McAllister Avenue

Downtown Port Coquitlam, BC

1,011 sq ft
ground floor,
street front

6–7 offices
four with sinks
(five if divided)

93
Walk Score®
"Walker's Paradise"

CC
Community
Commercial zoning

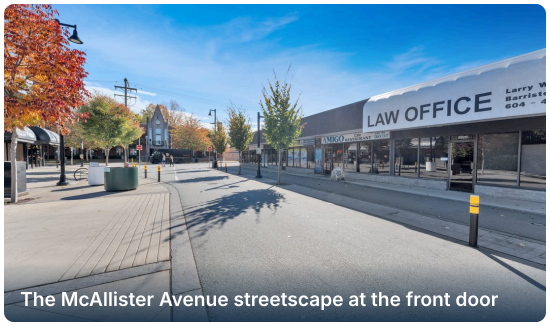
REDUCED TO
~~$795,000~~
$745,000
$737 per sq ft · MLS® C8082355

THE OPPORTUNITY

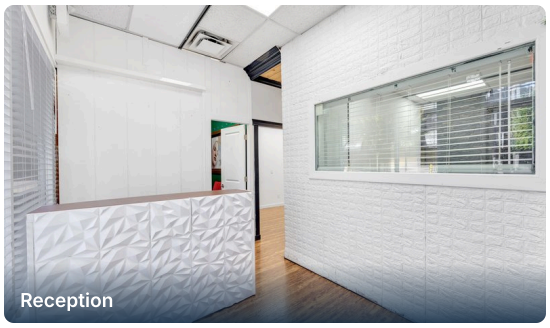
Own your address on Port Coquitlam's rebuilt main street

A finished professional space in the walkable heart of downtown, three minutes on foot from the Provincial Law Courts. Behind a glazed street-front reception, six private offices (seven if one is divided) open off a central hall; four have their own sinks, and the unit has its own private washroom. The unit is set up for medical, aesthetic and wellness treatment rooms, and its room count suits a law, notary or accounting practice. It is vacant.

- **Reduced to $745,000 ($737 per sq ft).** Already the lowest-priced retail or office property for sale in Port Coquitlam on MLS® (Nov 15, 2026).
- **Sinks in four of the six offices** (five sinks in all), so the plumbing for treatment and exam rooms is already in place.
- **16 stalls behind the building**, first come, first served.
- **Three minutes on foot** to the Provincial Law Courts, City Hall and Leigh Square, on a street the City rebuilt in 2022 in a $4.3 million upgrade.
- **Seven minutes on foot** to West Coast Express and the 205,000 sq ft Community Centre, with seven bus routes within about 200 metres.



The McAllister Avenue streetscape at the front door

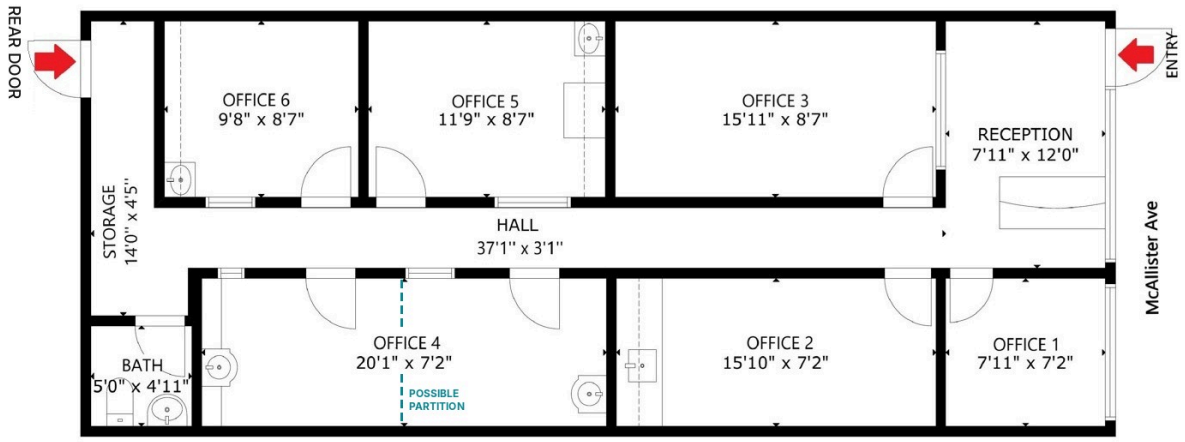

Reception

Ali Asi, Ph.D., PREC*
Nu Stream Realty Inc. · 604-785-8900 · info@asi.team · www.asi.team
2024 President's Club (Top 1% of Greater Vancouver REALTORS®) · 20-Year Master Medallion Club member · Licensed since 2003

Photos, floor plan, details
asi.team/103-2228-mcallister-ave.html

FLOOR PLAN

Front door on McAllister Avenue (right) · rear loading door (left)

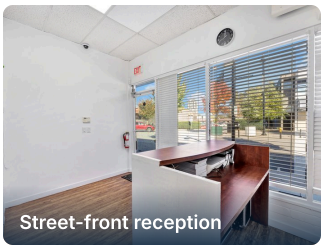


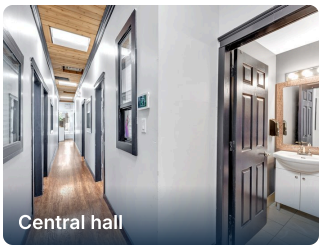
Measured plan, approximate: 1,011 sq ft per tax record, 1,025 sq ft measured. Sinks are in Offices 2, 4 (two), 5 and 6.
Dotted line: Office 4 has two doors and two sinks and could be divided into two offices, making seven offices, five with sinks.

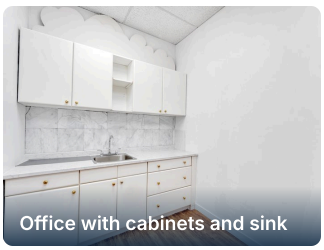
SALIENT DETAILS

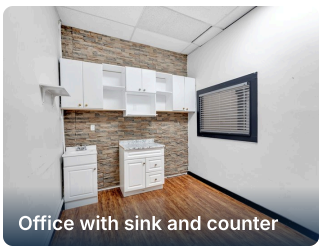
At a glance

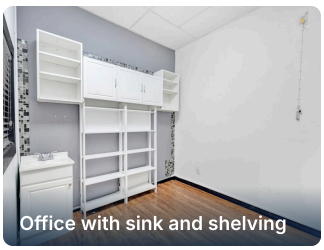
Asking price	**~~$795,000~~ $745,000 ($737 per sq ft), reduced**
Civic address	#103 – 2228 McAllister Avenue, Port Coquitlam, BC V3C 2A5
Legal	Strata Lot 3, District Lot 379, NWD, Strata Plan NWS1326 · PID 001-753-207
Size, occupancy	1,011 sq ft, ground floor. Vacant
Layout	Reception, six private offices (seven if Office 4 is divided), storage room, the unit's own private washroom, 37-ft central hall
Sinks	In four of the six offices (five sinks in all). Dividing Office 4 would make seven offices, five with sinks
Access, parking	Street-front entry and a rear loading door. 16 numbered stalls in the lot behind the building (strata common property), first come, first served under the bylaws. Angled street parking on McAllister Avenue
Zoning	CC – Community Commercial
Strata fee	$883.25 a month, unchanged for 2026/27. Includes water, sewer, waste removal, insurance and management
Property taxes	$7,807 (2026)

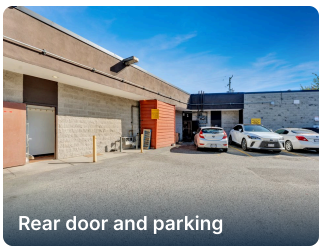

Street-front reception


Central hall


Office with cabinets and sink


Office with sink and counter


Office with sink and shelving


Rear door and parking

WHO IT SUITS

Uses the CC zone provides for

Sinks in four of the six offices suit treatment and exam rooms. Six private offices a three-minute walk from the Provincial Law Courts suit a legal or other professional practice.

Health and wellness

Personal services (health services)

- Medical or dental office
- Physiotherapy, chiropractic
- Registered massage therapy
- Acupuncture, naturopathy
- Counselling, psychology
- Medical aesthetics, skin care
- Hair, nail and lash studio

Legal and professional

Offices; personal services (financial)

- Law office
- Notary public
- Accounting, bookkeeping, tax
- Mortgage brokerage
- Insurance agency
- Financial planning
- Realty office

Education and training

Commercial schools

- Aesthetics academy
- Skin-care training
- Tutoring, test preparation
- Language school
- Music or art lessons
- Professional courses
- First-aid training

Retail, studio and other

Retail sales; indoor recreation; other

- Specialty retail
- Yoga, pilates or fitness studio
- Photography studio
- Print shop
- Pet grooming
- Veterinary clinic
- Café or take-away

Examples drawn from the CC zone in Zoning Bylaw No. 3630 (Table 3.3 and its definitions). Some uses carry conditions, and business licensing, building and health requirements and the strata bylaws also apply. Buyers should confirm their intended use with the City of Port Coquitlam and the strata corporation.

The Location

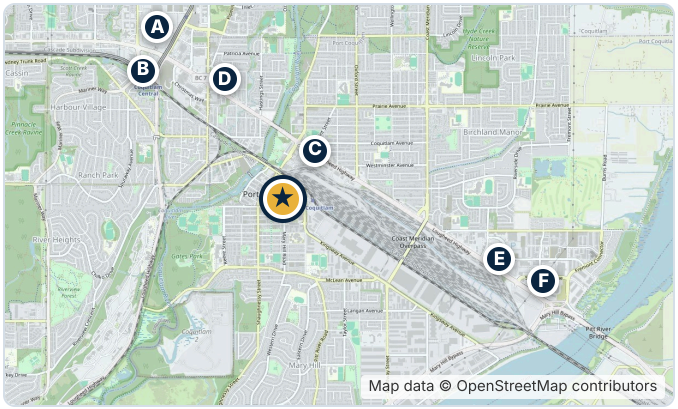
Downtown Port Coquitlam
Walk Score® 93 · Transit Score® 63 · Bike Score® 78



1. **City Hall · Leigh Square · Veterans Park** — 3 min
2. **Provincial Law Courts** — 3 min
3. **West Coast Express station** — 7 min
4. **Community Centre, Terry Fox Library** — 7 min
5. **Porthaven** — 108 homes, due 2027
6. **The Met** — homes and storefronts

Walking times from the front door.

61,498	+31%	$102,000	22,885	7	$4.3M
Port Coquitlam residents (2021 Census)	population growth expected over 20 years	median household income (2020)	households, larger on average than Metro Vancouver's	bus routes within 200 m of McAllister Avenue	City rebuild of McAllister Avenue (2022)



A	Coquitlam Centre shopping centre	4.0 km · 6 min
B	Coquitlam Central Station (SkyTrain, WCE)	3.2 km · 5 min
C	Shaughnessy Station shopping centre	2.2 km · 4 min
D	PoCo Place shopping centre	2.3 km · 4 min
E	Costco	3.9 km · 7 min
F	Fremont Village	4.2 km · 7 min
	Mary Hill Bypass (Highway 7B)	4.4 km · 6 min

WHY DOWNTOWN, WHY NOW

The City is rebuilding the blocks around this door

- **The courthouse is around the corner.** The Provincial Law Courts at 2620 Mary Hill Road are about 240 metres from the door, a three-minute walk, which suits law, notary and related practices.
- **McAllister Avenue (2022).** A $4.3 million rebuild into a pedestrian-oriented street with angled parking, trees and room for patios.
- **Leigh Square (2025).** Reopened in April 2025 with a new stage facing City Hall and the Donald Pathway extended to link Wilson and McAllister Avenues.
- **Community Centre.** A $132 million, 205,000 sq ft complex with three ice rinks, pools, fitness and the Terry Fox Library.
- **New neighbours.** Porthaven is bringing 108 homes and about 9,000 sq ft of shops to Wilson and Donald, with completion expected in spring 2027. The Met fronts McAllister Avenue.
- **Growth ahead.** The City expects 31% more residents in 20 years. West Coast Express carries nearly 3,000 customers a day.

Sources: Statistics Canada, 2021 Census; City of Port Coquitlam (Master Transportation Plan 2024, Housing Needs Report 2024, project pages); Tri-City News, March 1, 2022; Journal of Commerce, March 19, 2025; RENX, March 15, 2024; Daily Hive; Walk Score® for McAllister Avenue. Walking and driving figures are OpenStreetMap routing estimates from the property; actual times vary with traffic.

PRICE PER SQUARE FOOT

Downtown ownership at the bottom of the range for new space



"Newer" means built in 2020 or later. MLS® asking prices on November 15, 2026 and MLS® sale prices.

#103 offers ownership on the City's rebuilt main street at $737 per sq ft, with six finished offices (seven if divided) and five sinks already in place.

REDUCED TO
~~$795,000~~
$745,000
$737 per sq ft · 1,011 sq ft

- The lowest-priced retail or office property for sale in Port Coquitlam on MLS®
- Six finished offices (seven if divided) and a reception; four offices have sinks; private washroom
- Strata fee and taxes of $18,406 a year (2026), before financing
- Vacant, with a rear loading door and 16 first-come, first-served stalls behind
- CC zoning for health, legal, professional, school and retail uses (page 2)
- Walk Score® 93; three minutes on foot to the Law Courts and City Hall

Own instead of rent

$38 – $48 per sq ft

Small downtown units were leased in 2026 at asking gross rents in this range (MLS®). For 1,011 sq ft that is $38,400 to $48,500 a year, or $384,000 to $485,000 over ten years, with no equity at the end.

Six or seven rooms, flexible use

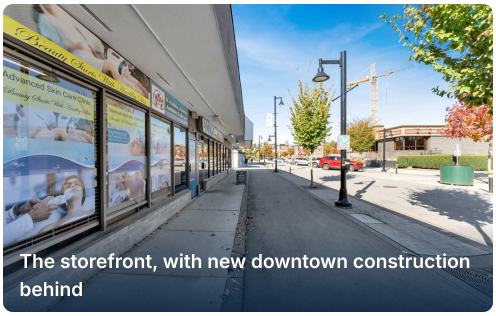
$650 – $1,000 a room

The unit is vacant. When its rooms were last licensed (2025–26 agreements), they brought these monthly rates, utilities included. As an illustration only, six rooms at $750 would bring $4,500 a month. Use what you need and license the rest.

Rarely available

2 sales since 2022

Only two strata retail or office units under 1,500 sq ft have sold in Central Port Coquitlam on MLS® since mid-2022. Small ground-floor units that an owner-user can afford seldom come to market downtown.



The storefront, with new downtown construction behind

ROOM TO GROW

A small footprint in a densifying core

- **Zoning that looks ahead.** The CC zone provides for a wide range of commercial and personal service uses and allows homes above ground-floor commercial space (Zoning Bylaw 3630).
- **More customers each year.** New homes at Porthaven and The Met are within a three-minute walk, and the City plans for 31% more residents in 20 years.
- **Public money already spent.** The street, the square, the park and the community centre around this unit have all been rebuilt or opened since 2021.
- **Strata records to review.** Fees unchanged for 2026/27; no special levy approved as of the June 2026 Form B. Minutes and depreciation report on request.

All information in this brochure is provided on a best-effort basis and is not guaranteed. A buyer for whom any of it is important should verify its accuracy independently. E.&O.E. Sources include MLS® (Greater Vancouver REALTORS®, November 15, 2026), strata records, the City of Port Coquitlam and Statistics Canada. Measurements are approximate. Price-per-sq-ft figures for newer units are MLS® asking and sale prices, shown for context only. The unit is vacant: past room-licence rates are historical and the income figure is an illustration, not a projection. Rear parking: strata common property, first come, first served under the bylaws (strata manager, Nov 2026); confirm with the strata corporation. Dividing Office 4 may need permits and strata approval. The uses listed are examples under the CC zone and do not confirm that any particular use will be approved; confirm uses and licensing with the City. This brochure is not intended to solicit properties already listed for sale or buyers under contract. *Personal Real Estate Corporation.

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Photos, floor plan, details
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Document package
Title, strata plan and strata documents are sent on request.