

FOR SALE

STRATA OFFICE | FULLY LEASED TO THE BANK OF MONTREAL
STRATA LOT 56 - 1460 Main Street, North Vancouver, BC



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CONTACT US

CBRE



THE OPPORTUNITY

Opportunity to acquire a second floor commercial office strata unit in the Mountain View Village Centre in North Vancouver, fully leased to the Bank of Montreal, a secure "AAA" covenant tenant.

The property is centrally located on Main Street and Mountain Highway, in close proximity to the Second Narrows Bridge offering direct access to the Trans-Canada Highway, Vancouver, and the lower mainland. The abundance of surface parking provides owners and visitors with ease and accessibility.

Strata Lot 1 (ground floor retail) leased by the same tenant is also available for sale, providing an attractive investment opportunity. See MLS Listing #C8046809.

ASSET PROFILE

LOCATION:	1460 Main Street, North Vancouver, BC	TERM:	Expiring February 2026 (2 x 5 Year Renewal Options)
UNIT #:	Strata Lot 56 - 1,017 sq.ft.	PRICE:	\$995,000
TENANCY:	100% Leased to the Bank of Montreal	CURRENT NOI:	Contact Agent for Details
LEASE TYPE:	Net Lease	TITLE:	Free from Financial Encumbrances



**Estimated population
(2022)**
56,730



**Estimated population
increase by 2027**
8.1%



**Household income
(2022)**
\$133,902



Daily traffic count
50,000

*Source: Sitewise