FOR SALE

STRATA OFFICE | FULLY LEASED TO THE BANK OF MONTREAL

STRATA LOT 56 -1460 Main Street, North Vancouver, BC





CONTACT **US**

Lance Coulson

Executive Vice President
Investment Properties Group
lance.coulson@cbre.com
+1 604 662 5141

Greg Ambrose

Vice President
Investment Properties Group
greg.ambrose@cbre.com
+1 604 662 5178





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

UNIT #: Strata Lot 56 - 1,017 sq.ft.

TENANCY: 100% Leased to the Bank of

Montreal

LEASE TYPE: Net Lease

TERM: Expiring February 2026 (2 x 5 Year Renewal Options)

PRICE: \$995,000

CURRENT NOI: Contact Agent for Details

TITLE: Free from Financial Encumbrances



Estimated population (2022)

56,730



Estimated population increase by 2027

8.1%



Household income (2022) \$133,902



*Source: Sitewise

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient of the Information in the recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information prior to placing any reliance upon the Information may change and any property described in the Information may be withdrawn from the market of any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logs are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Services canadamopping@cbrice.com; DMTI Space, Analytics, Microsoft Bing, Google Earth.