

**FOR
SALE**

STRATA INVESTMENT OPPORTUNITY

FULLY LEASED TO THE BANK OF MONTREAL

A SECURE CARE FREE INVESTMENT...



STRATA LOTS 1 & 56 - 1460 MAIN STREET
NORTH VANCOUVER, BC

CBRE

**FOR
SALE**



ASSET PROFILE

LOCATION: 1460 Main Street,
North Vancouver, BC

UNIT #: Strata Lot 1 – 3,828 sq.ft. (Main Retail)
Strata Lot 56 – 1,017 sq.ft. (2nd Floor Office)

TENANCY: 100% Leased to Bank of Montreal

LEASE TYPE: Net Lease

TERM: Commencing 5-Year Renewal

PARKING: 5 Secured underground stalls and an abundance of surface visitor parking

OFFERING SUMMARY

OFFERING PRICE: \$5,880,000 (Combined)
*Strata lots 1 and 56 must be purchased together.

CURRENT NOI: \$180,170.00 (Year 1)
*Includes management fee.

CAP RATE: 3.1%

TITLE: Free of Financial Encumbrances

INVESTMENT HIGHLIGHTS

- Opportunity to acquire 2 commercial strata units in the Mountain View Village Centre in North Vancouver, fully leased to the Bank of Montreal, a secure “AAA” covenant tenant;
- Centrally located on Main Street and Mountain Highway in North Vancouver, in close proximity to the Second Narrows Bridge with direct access to the Trans-Canada Highway, providing a quick connection to Vancouver and the rest of the Lower Mainland;
- The Bank of Montreal occupies the main floor “retail” space with incredible exposure onto the Main Street Commercial Corridor and a second floor “office” unit in Building 1 (as shown on the front page picture);
- The property is easily accessible from two main streets, has an abundance of surface and underground parking and businesses such as the Bank Of Montreal benefit from the more than 50,000 daily traffic count that passes by this location each and every day;
- The Bank of Montreal has been a tenant at this location for more than 35 years and recently renewed their lease for 5 years with additional renewal options;
- Triple Net Lease with a secure Bank Tenant with a long history at this location, make this an attractive care free investment for a prospective purchaser.



FOR MORE INFORMATION, PLEASE CONTACT:

LANCE COULSON PERSONAL REAL ESTATE CORPORATION

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

KEVIN MURRAY

Senior Sales Associate | Investment Properties Group
+1 604 662 5171
kevin.murray4@cbre.com

1021 West Hastings Street, Suite 2500
Vancouver, British Columbia V6E 0C3

CBRE