

FOR SALE

STRATA RETAIL | FULLY LEASED TO THE BANK OF MONTREAL

STRATA LOT 1 - 1460 Main Street, North Vancouver, BC



**4.0% CAP RATE
ON LIST PRICE**



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

CBRE

THE OPPORTUNITY

Opportunity to acquire a ground floor retail strata unit in the Mountain View Village Centre in North Vancouver, fully leased to the Bank of Montreal, a secure "AAA" covenant tenant. Bank of Montreal has been at this location for more than 35 plus years with future renewal options.

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. This unit offers incredible exposure to the Main Street Corridor - which benefits from more than 50,000 daily traffic count per day.

Strata Lot 56 (second floor office) leased by the same tenant is also available for sale, providing an attractive investment opportunity. See MLS Listing #C8046820

ASSET PROFILE

- LOCATION:** 1460 Main Street, North Vancouver, BC
- UNIT #:** Strata Lot 1 – 3,828 sq.ft.
- TENANCY:** 100% Leased to Bank of Montreal
- LEASE TYPE:** Net Lease
- TERM:** Expiring February 2026 (2 x 5 Year renewal options)
- PARKING:** Abundance of surface visitor parking and access to 5 underground stalls
- NEW PRICE:** \$3,950,000
- CURRENT NOI:** \$158,947
*includes management and signage fee
- CAP RATE:** 4.0%
- TITLE:** Free of Financial Encumbrances

