



KLEIN GROUP
COMMERCIAL

NEW RETAIL STRATA FOR SALE

850-858 MARINE DRIVE
NORTH VANCOUVER, BRITISH COLUMBIA



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PURCHASE OPPORTUNITIES

CRU 1

- Unit Size 634 Sq Ft
- Asking Price \$424,800
- Frontage 30 ft
- Potential CAP Rate 6%

CRU 2

- Unit Size 482 Sq Ft
- Asking Price \$323,100
- Frontage 24 ft
- Potential CAP Rate 6%

CRU 3

- Unit Size 482 Sq Ft
- Asking Price \$323,100
- Frontage 24 ft
- Potential CAP Rate 6%

CRU 4

- Unit Size 629 Sq Ft



CRU 5

- Unit Size 967 Sq Ft



* Adjacent units may be purchase together.



OVERVIEW

The VUE is Marine Drive's newest four-storey mixed-use development offering 27 residential units, two live-work units and up to five commercial units and is ideally located on Marine Drive, a busy east-west artery that extends along the both North and West Vancouver.

Commercial units on North Vancouver's Marine Drive are exposed to over 20,000 vehicles throughout the day and are easily accessible to those travelling through the region. Close-by tenants include PriceSmart, Shoppers Drug Mart, RBC, CIBC, Coast Capital, Bed Bath & Beyond, Thrifty Foods, Swiss Chalet, and Golf Town. A variety of Medical and Dental clinics also operate in close proximity. North Vancouver's largest shopping centre, Capilano Mall is also located directly across from the property.

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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