

# FOR SALE

## 1015A MARINE DRIVE

HIGH EXPOSURE RESTAURANT UNIT WITH PATIO



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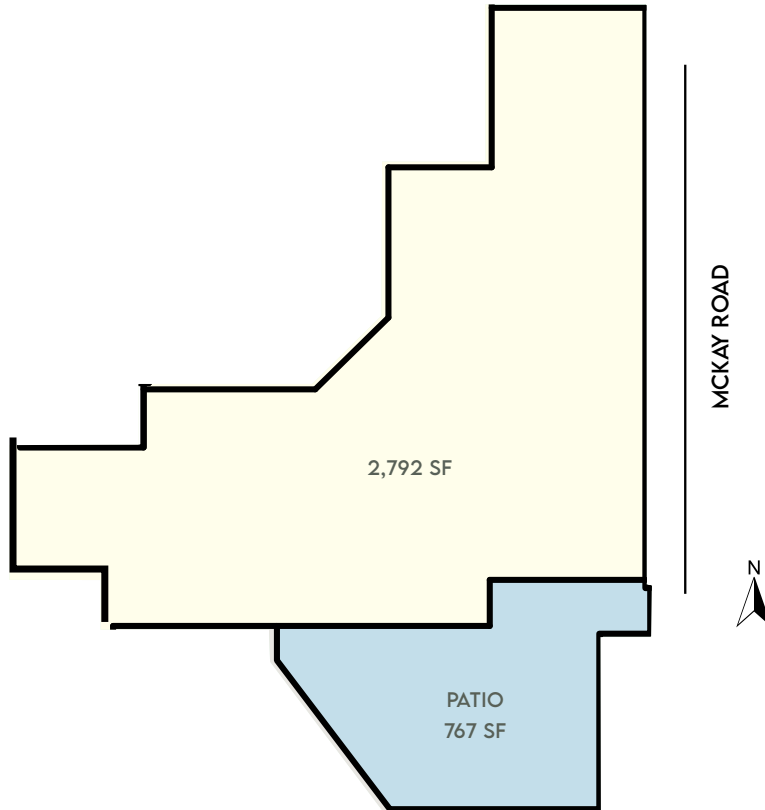
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OWNED & MANAGED BY



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## SALIENT FACTS

**Municipal Address** 1015A Marine Drive, North Vancouver, BC

**Legal Address** To be confirmed as soon as stratification is approved

**Space Type** High exposure restaurant unit with exterior patio

**Area** 2,792 SF + 767 SF exterior patio

**Strata Fee** To be confirmed as soon as stratification is approved

Base Rent	Payment Period	\$/SF/YR
	Jan 1, 2026	\$29.00
	Jan 1, 2027	\$30.00
	Jan 1, 2028	\$31.00

**Lease Expiry** December 31, 2028

**Renewal** One (1) option of seven (7) years

**Vacant Possession** Vacant possession may be provided by the Landlord on nine (9) months' notice, effective no earlier than September 30, 2027.

## PRICE

**Asking Price** \$3,495,000 (\$1,252 PSF)

## RECENT MARKET COMPARABLES

Please contact the Listing Agent for a summary of recent lease and/or strata transactions.