FOR SALE

1035 MARINE DRIVE

DAYCARE UNIT



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INVESTMENT OPPORTUNITY

Taylor's Crossing presents a rare opportunity to acquire commercial strata space along North Vancouver's prominent Marine Drive Commercial Corridor. With strong visibility, established surrounding amenities and continued growth throughout the area, the property offers both immediate ownership benefits and compelling long-term potential.

Income While You Plan

The existing lease runs to September 30, 2027, so rent from the current tenant helps carry a portion of your mortgage and holding costs while you plan, design and prepare the premises for your own occupancy.

Build Long-Term Equity

Ownership allows purchasers to build equity over time while benefiting from the potential appreciation of a well-located commercial asset.

Control Occupancy Costs

Owning your premises provides greater certainty over long-term occupancy costs and reduces exposure to rising market rents and lease renewal risk.

Prime Commercial Location

Strategically positioned at Marine Drive and McKay Road, Taylor's Crossing benefits from excellent exposure, convenient access and proximity to Capilano Mall and surrounding retail, services and residential neighbourhoods.

Future Growth & Redevelopment

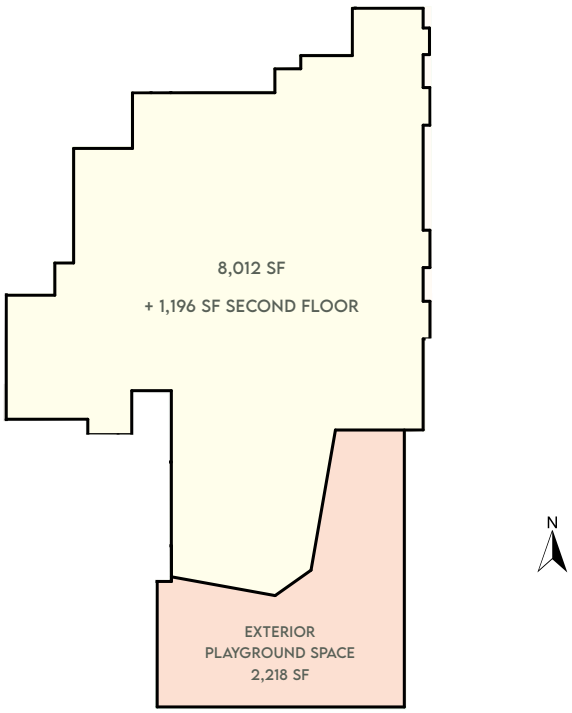
The Marine Drive Corridor continues to evolve through new mixed-use and higher-density development, supporting increased activity and long-term demand in the area.

Operational Flexibility

Ownership provides greater control over the use, improvement and customization of the premises, creating a long-term home for your business.



E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate.



SALIENT FACTS

Municipal Address	1035 Marine Drive, North Vancouver, BC
Legal Address	To be confirmed as soon as stratification is approved
Comment	Fully improved and operational Daycare
Space Type	Daycare
Area	Main Floor: 8,012 SF Second Floor: 1,196 SF Total: 9,208 SF
Exterior Patio Area	1,195 SF
Strata Fee	To be confirmed as soon as stratification is approved
Base Rent	**Payment Period** **$/SF/YR** Current $32.50
Lease Expiry	September 30, 2027
Renewal	One (1) option of five (5) years
Vacant Posession	No early termination clause in place. Possession is upon expiry.

PRICE

Asking Price $9,208,000 ($1,000 PSF)

RECENT MARKET COMPARABLES

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

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