

FOR SALE

1015B MARINE DRIVE

CORNER UNIT



SHELDON SCOTT

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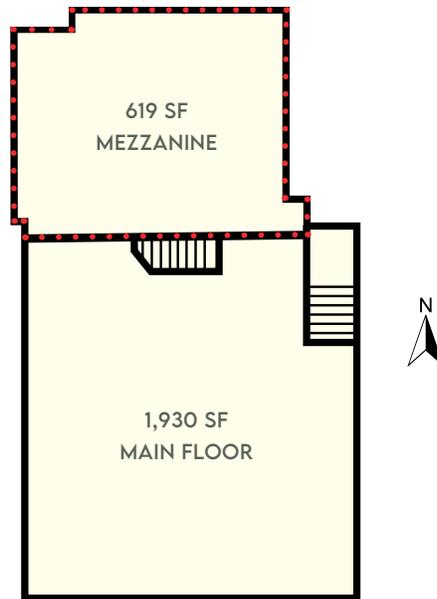
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OWNED & MANAGED BY



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SALIENT FACTS

Municipal Address	1015B Marine Drive, North Vancouver, BC	
Legal Address	To be confirmed as soon as stratification is approved	
Space Type	Corner unit with mezzanine	
Area	Main:	1,930 SF
	Mezzanine:	619 SF
	Total:	2,549 SF
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	Main:	\$2,495,000	(\$1,293 PSF)
	Mezzanine:	\$100,000	(\$162 PSF)
	Total:	\$2,595,000	(\$1,018 PSF)

RECENT MARKET COMPARABLES

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