

**Active**  
**C8058915**

**1 120 ESPLANADE AVENUE**  
**Harrison Hot Springs**  
**Harrison Lake**  
**V0M 1K0**

**For Lease**  
**Retail**

Additional Property Types:  
**Office, Retail**

For Sale Price: **\$0**  
Leased/Sold Date:  
Leased/Sold Price: /

Listing Map: 



Zoning: **C1** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **700-013-737** Building/Complex Name: **Aqua Shores Harrison**

Explore luxury retail units for lease at Aqua Shores Harrison. With a prime waterfront location Discover uninterrupted space for entrepreneurs, while investors capitalize on high foot traffic. The perfect oasis of relaxation, shopping and business ventures. Bringing your ideas to fruition with its upscale luxury condominium community above, it's the perfect setting for thriving business ventures. Ideal for high foot traffic, Discover the charm of small-town living with modern amenities.

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **1,045**  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **34,628.03** Retail Area Sq. Ft:  
Land Size Acres: **0.79** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: **19.50** Min. Divisible Space:  
Subj Prop Depth ft.: **53.60** Max. Contig. Space: **1,045**

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months: **TBD**  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$479.73**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **New; Never Occupied**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$65.00**  
Est. Additional Rent / SF: **\$15.00**  
Basic Rent per Month: **\$5,660.42**  
Est. Add. Rent per Month: **\$1,306.25**  
Basic Rent per Annum: **\$67,925.00**  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **7** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: **2** Clear Ceiling Ht (ft):  
Year Built: **2023** Class of Space: **AAA**  
Building Type: **High-Rise (5+ storeys), Mixed Use, Commercial Mix**  
Construction Type: **Concrete**  
Potential to Redevelop? **No** Comments:  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LISTING FIRM(S):**

- 1 Sutton Group - Dream Home Realty
- 2 Sutton Group - Dream Home Realty
- 3

**PRESENTED BY:**

**Anil Mann - PREC - CONTC: 604-722-1093**  
**Sutton Group - Dream Home Realty**  
**AnilMannRealEstate@gmail.com**



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**Active**  
C8058916

**2 120 ESPLANADE AVENUE**  
Harrison Hot Springs  
Harrison Lake  
V0M 1K0

**For Lease**  
**Retail**

Additional Property Types:  
**Office, Retail**

For Sale Price: **\$0**  
Leased/Sold Date:  
Leased/Sold Price: /

Listing Map: 



Zoning: **C1** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **700-013-738** Building/Complex Name: **Aqua Shores Harrison**

Explore luxury retail units for lease at Aqua Shores Harrison. With a prime waterfront location Discover uninterrupted space for entrepreneurs, while investors capitalize on high foot traffic. The perfect oasis of relaxation, shopping and business ventures. Bringing your ideas to fruition with its upscale luxury condominium community above, it's the perfect setting for thriving business ventures. Ideal for high foot traffic, Discover the charm of small-town living with modern amenities.

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **973**  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **34,628.03** Retail Area Sq. Ft:  
Land Size Acres: **0.79** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: **18.90** Min. Divisible Space:  
Subj Prop Depth ft.: **47.40** Max. Contig. Space: **973**

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months: **TBD**  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$445.11**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **New; Never Occupied**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$65.00**  
Est. Additional Rent / SF: **\$15.00**  
Basic Rent per Month: **\$5,270.41**  
Est. Add. Rent per Month: **\$1,216.25**  
Basic Rent per Annum: **\$63,245.00**  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **7** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: **2** Clear Ceiling Ht (ft):  
Year Built: **2023** Class of Space: **AAA**  
Building Type: **High-Rise (5+ storeys), Mixed Use, Commercial Mix**  
Construction Type: **Concrete**  
Potential to Redevelop? **No** Comments:  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LISTING FIRM(S):**

- 1 Sutton Group - Dream Home Realty
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**PRESENTED BY:**

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**Active**  
**C8058918**

**3 120 ESPLANADE AVENUE**  
**Harrison Hot Springs**  
**Harrison Lake**  
**V0M 1K0**

**For Lease**  
**Retail**

Additional Property Types:  
**Office, Retail**

Listing Map: 

For Sale Price: **\$0**  
Leased/Sold Date:  
Leased/Sold Price: /



Zoning: **C1** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **700-013-739** Building/Complex Name: **Aqua Shores Harrison**

Explore luxury retail units for lease at Aqua Shores Harrison. With a prime waterfront location Discover uninterrupted space for entrepreneurs, while investors capitalize on high foot traffic. The perfect oasis of relaxation, shopping and business ventures. Bringing your ideas to fruition with its upscale luxury condominium community above, it's the perfect setting for thriving business ventures. Ideal for high foot traffic, Discover the charm of small-town living with modern amenities.

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **1,314**  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **34,628.03** Retail Area Sq. Ft:  
Land Size Acres: **0.79** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: **30.10** Min. Divisible Space:  
Subj Prop Depth ft.: **53.60** Max. Contig. Space: **1,314**

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months: **TBD**  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$667.66**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **New; Never Occupied**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$65.00**  
Est. Additional Rent / SF: **\$15.00**  
Basic Rent per Month: **\$7,117.50**  
Est. Add. Rent per Month: **\$1,642.50**  
Basic Rent per Annum: **\$85,410.00**  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **7** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: **2** Clear Ceiling Ht (ft):  
Year Built: **2023** Class of Space: **AAA**  
Building Type: **High-Rise (5+ storeys), Mixed Use, Commercial Mix**  
Construction Type: **Concrete**  
Potential to Redevelop? **No** Comments:  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LISTING FIRM(S):**

- 1 Sutton Group - Dream Home Realty
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**PRESENTED BY:**

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**Active**  
**C8058919**

**4 120 ESPLANADE AVENUE**  
**Harrison Hot Springs**  
**Harrison Lake**  
**V0M 1K0**

**For Lease**  
**Retail**

Additional Property Types:  
**Office, Retail**

For Sale Price: **\$0**  
Leased/Sold Date:  
Leased/Sold Price: /

Listing Map: 



Zoning: **C1** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **700-013-740** Building/Complex Name: **Aqua Shores Harrison**

Explore luxury retail units for lease at Aqua Shores Harrison. With a prime waterfront location Discover uninterrupted space for entrepreneurs, while investors capitalize on high foot traffic. The perfect oasis of relaxation, shopping and business ventures. Bringing your ideas to fruition with its upscale luxury condominium community above, it's the perfect setting for thriving business ventures. Ideal for high foot traffic, Discover the charm of small-town living with modern amenities.

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **1,241**  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **34,628.03** Retail Area Sq. Ft:  
Land Size Acres: **0.79** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: **35.40** Min. Divisible Space:  
Subj Prop Depth ft.: **36.70** Max. Contig. Space: **1,241**

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months: **TBD**  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$568.75**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **New; Never Occupied**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$65.00**  
Est. Additional Rent / SF: **\$15.00**  
Basic Rent per Month: **\$6,722.08**  
Est. Add. Rent per Month: **\$1,551.25**  
Basic Rent per Annum: **\$80,665.00**  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **7** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: **2** Clear Ceiling Ht (ft):  
Year Built: **2023** Class of Space: **AAA**  
Building Type: **High-Rise (5+ storeys), Mixed Use, Commercial Mix**  
Construction Type: **Concrete**  
Potential to Redevelop? **No** Comments:  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LISTING FIRM(S):**

- 1 Sutton Group - Dream Home Realty
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**Active**  
**C8058920**

**5 120 ESPLANADE AVENUE**  
**Harrison Hot Springs**  
**Harrison Lake**  
**V0M 1K0**

**For Lease**  
**Retail**

Additional Property Types:  
**Office, Retail**

Listing Map: 

For Sale Price: **\$0**  
Leased/Sold Date:  
Leased/Sold Price: /



Zoning: **C1** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **700-013-741** Building/Complex Name: **Aqua Shores Harrison**

**Explore luxury retail units for lease at Aqua Shores Harrison. With a prime waterfront location Discover uninterrupted space for entrepreneurs, while investors capitalize on high foot traffic. The perfect oasis of relaxation, shopping and business ventures. Bringing your ideas to fruition with its upscale luxury condominium community above, it's the perfect setting for thriving business ventures. Ideal for high foot traffic, Discover the charm of small-town living with modern amenities.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **1,454**  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **34,628.03** Retail Area Sq. Ft:  
Land Size Acres: **0.79** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: **36.00** Min. Divisible Space:  
Subj Prop Depth ft.: **49.00** Max. Contig. Space: **1,454**

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months: **TBD**  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$667.66**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **New; Never Occupied**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$65.00**  
Est. Additional Rent / SF: **\$15.00**  
Basic Rent per Month: **\$7,875.83**  
Est. Add. Rent per Month: **\$1,817.50**  
Basic Rent per Annum: **\$94,510.00**  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **7** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: **2** Clear Ceiling Ht (ft):  
Year Built: **2023** Class of Space: **AAA**  
Building Type: **High-Rise (5+ storeys), Mixed Use, Commercial Mix**  
Construction Type: **Concrete**  
Potential to Redevelop? **No** Comments:  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LISTING FIRM(S):**

- 1 Sutton Group - Dream Home Realty
- 2 Sutton Group - Dream Home Realty
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**PRESENTED BY:**

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**Active**  
**C8058922**

**6 120 ESPLANADE AVENUE**  
**Harrison Hot Springs**  
**Harrison Lake**  
**V0M 1K0**

**For Lease**  
**Retail**

Additional Property Types:  
**Office, Retail**

Listing Map: 

For Sale Price: **\$0**  
Leased/Sold Date:  
Leased/Sold Price: /



Zoning: **C1** Gross Prop Tax Yr: Sale **Lease**  
P.I.D.#: **700-013-742** Building/Complex Name: **Aqua Shores Harrison**

**Explore luxury retail units for lease at Aqua Shores Harrison. With a prime waterfront location Discover uninterrupted space for entrepreneurs, while investors capitalize on high foot traffic. The perfect oasis of relaxation, shopping and business ventures. Bringing your ideas to fruition with its upscale luxury condominium community above, it's the perfect setting for thriving business ventures. Ideal for high foot traffic, Discover the charm of small-town living with modern amenities.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **404**  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft:  
Land Size Sq. Ft. **34,628.03** Retail Area Sq. Ft:  
Land Size Acres: **0.79** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: **20.20** Min. Divisible Space:  
Subj Prop Depth ft.: **24.11** Max. Contig. Space: **404**

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months: **TBD**  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$187.93**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **New; Never Occupied**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$65.00**  
Est. Additional Rent / SF: **\$15.00**  
Basic Rent per Month: **\$2,188.33**  
Est. Add. Rent per Month: **\$505.00**  
Basic Rent per Annum: **\$26,260.00**  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **7** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: **2** Clear Ceiling Ht (ft):  
Year Built: **2023** Class of Space: **AAA**  
Building Type: **High-Rise (5+ storeys), Mixed Use, Commercial Mix**  
Construction Type: **Concrete**  
Potential to Redevelop? **No** Comments:  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LISTING FIRM(S):**

- 1 Sutton Group - Dream Home Realty
- 2 Sutton Group - Dream Home Realty
- 3

**PRESENTED BY:**

**Anil Mann - PREC - CONTC: 604-722-1093**  
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