

# FOR SALE

## 1015B MARINE DRIVE

CORNER UNIT



**SHELDON SCOTT**

Partner  
Personal Real Estate Corporation  
604.788.1225  
sheldon@sitings.ca

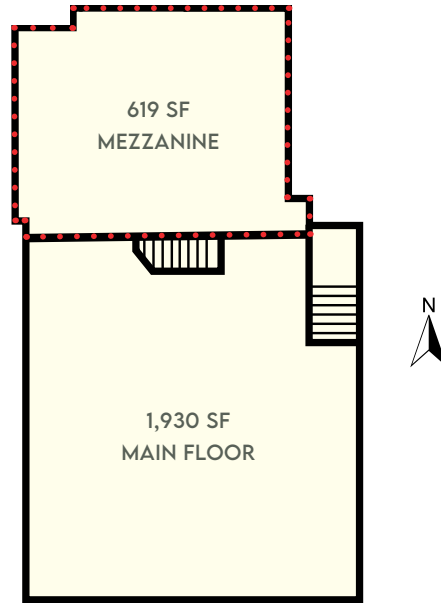
**ARJEN HEED**

Senior Associate  
604.416.5583  
arjen@sitings.ca

OWNED & MANAGED BY



SITINGS REALTY LTD  
SITINGS.CA | 604.684.6767



## 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

<b>Area</b>	Main:	1,930 SF
	Mezzanine:	619 SF
	Total:	2,549 SF

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

<b>Base Rent</b>	<b>Payment Period</b>	<b>\$/SF/YR</b>
	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 can be provided.

## PRICE

<b>Asking Price</b>	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.