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Royal LePage Sussex Realty - Terri Weber
2397 Marine Drive
West Vancouver, BC
V7V 1K9

1491 Marine Drive, Ambleside, West Vancouver, BC, V7T 1B8, Canada

MLS®# C8012543



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Property Value	\$1,388,000
Type	Strata-Retail
Year Built	1979
Lot Size Area	900 sq.ft.
Bedroom	1

Description

OUTSTANDING, carefree investment opportunity is strategically located at the busiest intersection on Marine Drive's Ambleside retail centre in West Vancouver. This STRATA-RETAIL premises of 900 sf enjoys excellent street front exposure occupied by Benjamin Moore Paint under a TRIPLE NET LEASE exp Dec 31/2021 with further 5 year option at market rent. First 3 years @ \$44 pst - years 4 & 5 @ \$45 pst. Tenant is responsible for property taxes, strata fees, utilities, repairs & maintenance. This is an excellent opportunity that rarely comes to market. SHOWING BY APPOINTMENT. PLEASE DO NOT DISTURB.

