FOR SALE

3263 KINGSWAY
VANCOUVER, BRITISH COLUMBIA

RETAIL STRATA INVESTMENT OPPORTUNITY ON KINGSWAY
100% LEASED BY THE BANK OF MONTREAL

CONTACT US

Christopher Taylor
Senior Vice President
+1 604 662 5157
christopher.taylor@cbre.com

Adrian Beruschi Personal Real Estate Corporation
Senior Vice President
+1 604 662 5138
adrian.beruschi@cbre.com
FOR SALE
RETAIL STRATA INVESTMENT

THE OPPORTUNITY

CBRE Limited is pleased to present the opportunity to acquire 3263 Kingsway, a retail strata unit fully leased to the Bank of Montreal.

LOCATION DESCRIPTION

3263 Kingsway is well located on the northeast corner of Kingsway and Cecil Street in the Renfrew-Collingwood neighborhood of Vancouver. Kingsway is a major thoroughfare in the Greater Vancouver area, crossing through the cities of Vancouver and Burnaby. Boasting high levels of both vehicular and pedestrian traffic, 3263 Kingsway is easily accessible and is in close proximity to all forms of public transportation.

NEIGHBOURHOOD TENANTS

3263 Kingsway is located in close proximity to the following tenants:

- Tim Hortons
- Safeway
- BC Liquor Store
- Vancouver Public Library
- London Drugs
- 7-Eleven
- TD Canada Trust
- RBC Royal Bank
EXECUTIVE SUMMARY

MUNICIPAL ADDRESSES
3263 Kingsway
Vancouver, BC

LEGAL DESCRIPTION
STRATA LOT 1 DISTRICT LOT 37
GROUP 1 NEW WESTMINSTER
DISTRICT
STRATA PLAN EPS44

PID
027-883-272

UNIT SIZE
± 552.8 sq. m.  
(± 5,950 sq. ft.)

CURRENT ZONING
C-2  
(Commercial District)

CURRENT NET INCOME
$166,600 per annum

ASKING PRICE
$4,288,000

CAP RATE
3.88%

TENANCY PROFILE

3263 Kingsway is fully leased to The Bank of Montreal, operating as BMO Financial Group, Canada’s first bank which opened for business in 1817. The Bank of Montreal is one of Canada’s “Big Five” banks and currently serves over 12 million personal, commercial, corporate and institutional customers in North America and internationally.

LEASE SUMMARY

A detailed lease summary is available to qualified groups upon execution of a confidentiality agreement.

Note: The Bank of Montreal has the right of first refusal to purchase the Subject Property and is in effect for a period of 21 days from the date of acceptance of an Offer To Purchase.
FOR SALE

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VANCOUVER, BRITISH COLUMBIA

NEIGHBOURHOOD TENANTS
1. Tim Hortons
2. BC Liquor Store
3. Safeway
4. London Drugs
5. 7-Eleven
6. Sir Guy Carleton Community Elementary
7. TD Canada Trust
8. RBC Royal Bank

DRIVE TIMES (APPROXIMATE)
16 minutes to Vancouver General Hospital
21 minutes to Downtown Vancouver
22 minutes to Vancouver International Airport

BUS ROUTES

SUBJECT PROPERTY
3263 KINGSWAY
VANCOUVER, BRITISH COLUMBIA

Joyce-Collingwood Station

GASTON PARK

COLLINGWOOD PARK

Rupert Street

Joyce Street

Tyne Street

Eucid Avenue

Marmion Avenue

SUBJECT PROPERTY

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