

FOR SALE

Fully Leased Retail Investment Opportunity
in the Heart of Olympic Village



1798 Ontario Street & 25 E. 2nd Avenue
Vancouver, BC

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CBRE



FEATURES



High profile corner, centrally located in the heart of Olympic Village



Exceptional frontage onto East 2nd Avenue with exposure to +38,424 vehicles per day



Surrounded by a vibrant amenity base



Leased to two strong tenant covenants



Potential for NOI upside upon lease renewals

OPPORTUNITY OVERVIEW

Presenting a unique opportunity to acquire two tenanted retail strata units at 1798 Ontario Street and 25 East 2nd Avenue. These units are located at the base of Proximity, a highly desirable 12 story mixed-use condo building located at the corner of Ontario Street and East 2nd Avenue in Olympic Village.

The opportunity comprises two strata units with a total combined area of 3,825 square feet. The units are occupied by two strong tenants with exceptional covenants: RBC, a tier one financial institution, and Hon's Wonton House, a renowned Vancouver-based restaurant with over 50 years of experience.

For further information on Net Operating Income (NOI) and lease details, please contact agents.

UNIT DETAILS

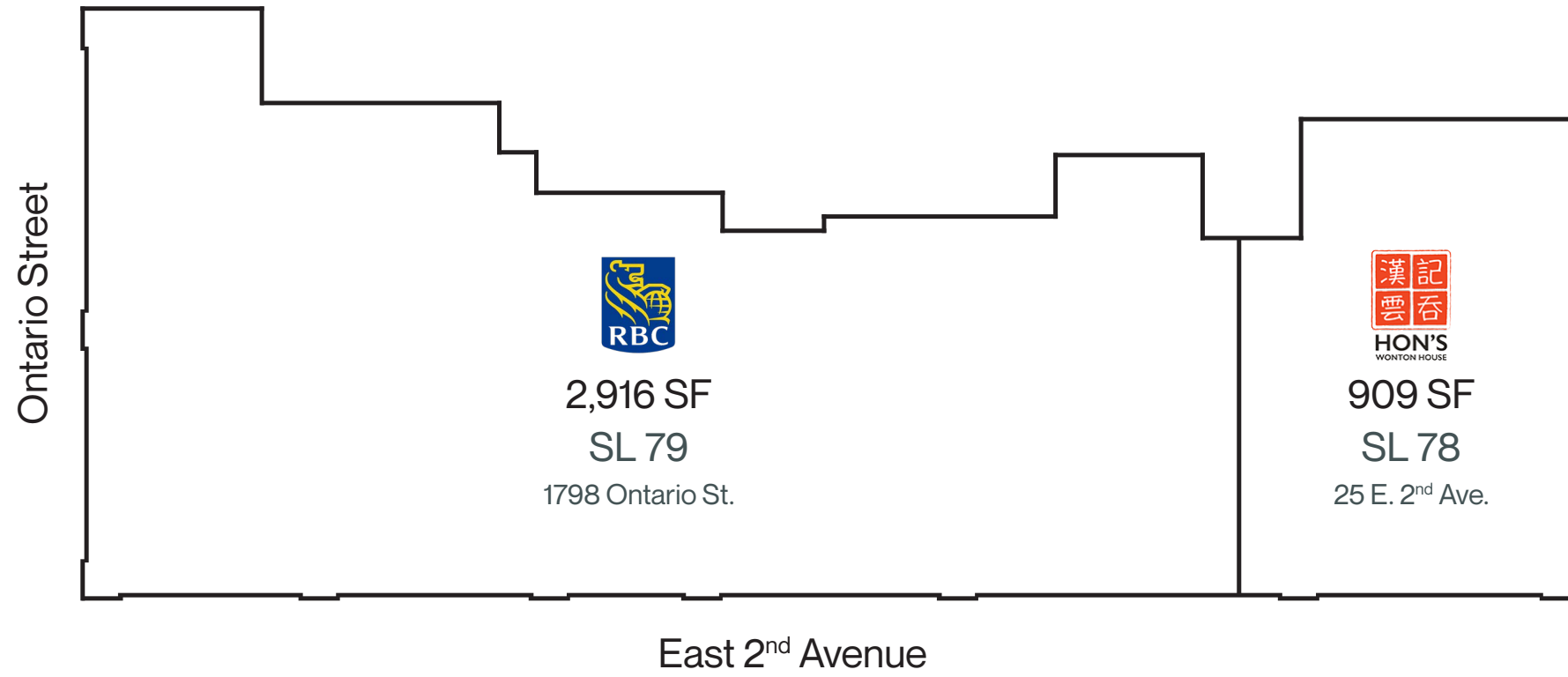
ADDRESS	1798 Ontario Street & 25 E. 2 nd Avenue
AREA	3,825 SF
TENANCY	RBC & Hon's
ZONING	CD-1 (506)
NOI	Contact Agents

ASKING PRICE \$5,350,000

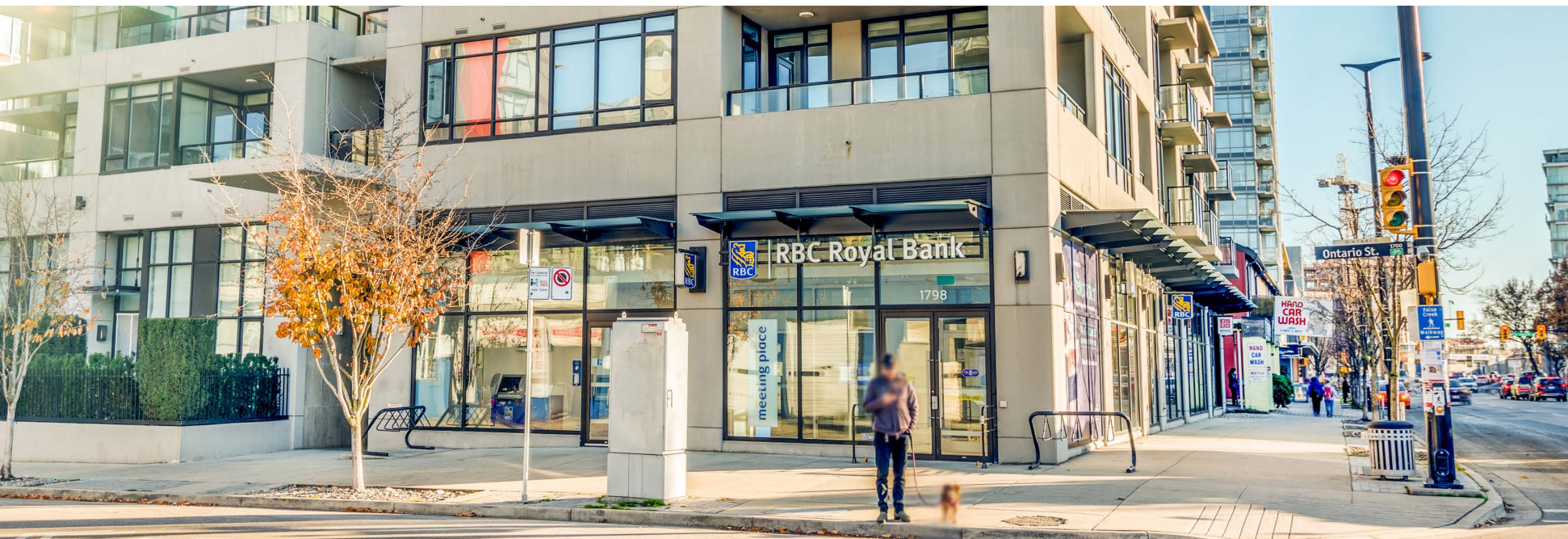
* Units must be purchased together.

* Exact size is subject to verification.

FLOOR PLAN



Not to scale. Subject to verification.





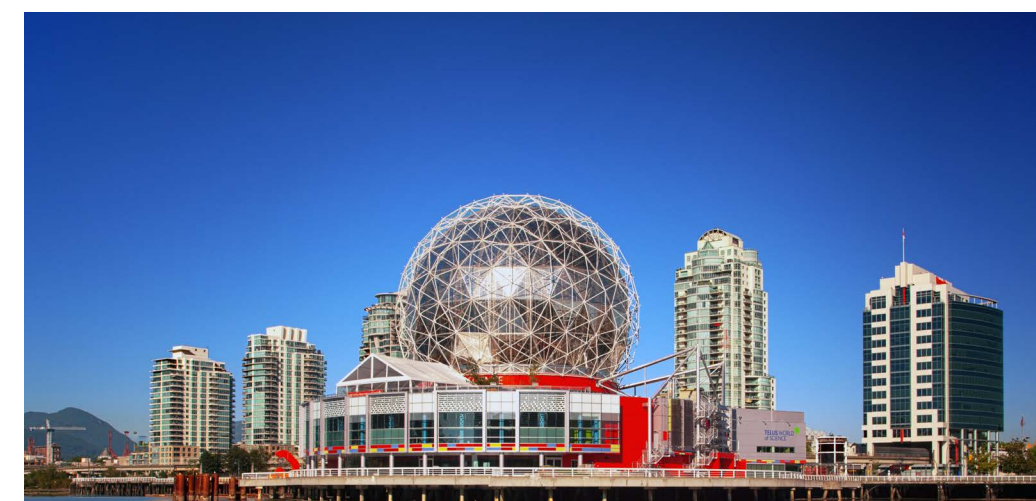
LOCATION

The Subject Property is conveniently located at the corner of East 2nd Avenue and Ontario Street, in Vancouver's Mount Pleasant neighbourhood. The area has gained its reputation as one of the coolest neighbourhoods in the city thanks in part to its electric mix of diverse, progressive, creative, and arts-focused companies and independent businesses. Encompassing some of the city's most beloved coffee shops, craft breweries, retail shops, and art murals, this niche submarket has captured the attention of developers, young professionals, and savvy homebuyers who appreciate its unique diversity and its proximity to major arterial routes and Vancouver's Downtown core.



NEIGHBOURHOOD TENANTS

- | | | | |
|----------------------|------------------------|-----------------------------|----------------------|
| 1. Urban Fare | 6. Nook | 11. Mountain Equipment Coop | 16. The Flying Pig |
| 2. Starbucks | 7. London Drugs | 12. Glory Juice Co. | 17. Altea Active |
| 3. BREWHALL | 8. Legacy Liquor Store | 13. JJ Bean Coffee Roasters | 18. Terra Breads |
| 4. Earnest Ice Cream | 9. Tap & Barrel | 14. CRAFT Beer Market | 19. 33 Acres Brewing |
| 5. Ophelia | 10. Tractor | 15. Scotiabank | 20. The Juice Truck |



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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

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