



\$1.1M CAPITAL IMPROVEMENTS

535 South Cariboo Highway, No. 97
100 Mile House, BC

Highlights

- ▶ Seller spent \$1.1 million on primarily external area of mall over two years
- ▶ During that time key merchants updated their premises significantly
- ▶ 39,708 SF of retail enclosed community mall
- ▶ Major tenants include Red Apple, Fitness Centre, Rise & Grind Coffee, Bank of Montreal, Pharmasave, new dental clinic, sundry CRU space and shadow anchored by FreshCo
- ▶ Located on a 3.44-acre site along the Cariboo Hwy in the town of 100 Mile House

Price: See listing agent

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535 S. Cariboo Hwy, No. 97 100 Mile House, BC

Opportunity

Cariboo Mall has a linear configuration with Pharmasave anchoring the east end and Red Apple anchoring the west end. The main entrance to the mall is situated at east end where it connects to the FreshCo shadow anchor. In addition to Pharmasave (9,027 SF) and Red Apple (6,390 SF), the Centre is demised into seven separated commercial retail units ranging from 741 SF to 3,200 SF.

Location

100 Mile House is the largest community in the South Cariboo District. The subject property anchors the south end of the Highway No. 97 commercial corridor.

FreshCo is a shadow anchor, sharing mutual access and parking (FreshCo pays for parking).



Property Details

Legal Description

District of 100 Mile House, Plan 23289,
District Lot 32, Land District 27, Lot 2

PID

006-514-987

Lot Size

3.44 acres

Building Size

39,708 SF

Actual Use

Shopping Centre

CAM/Taxes (2018)

\$5.00/SF

Gross Taxes (2018)

\$55,647

Net Income

\$387,521

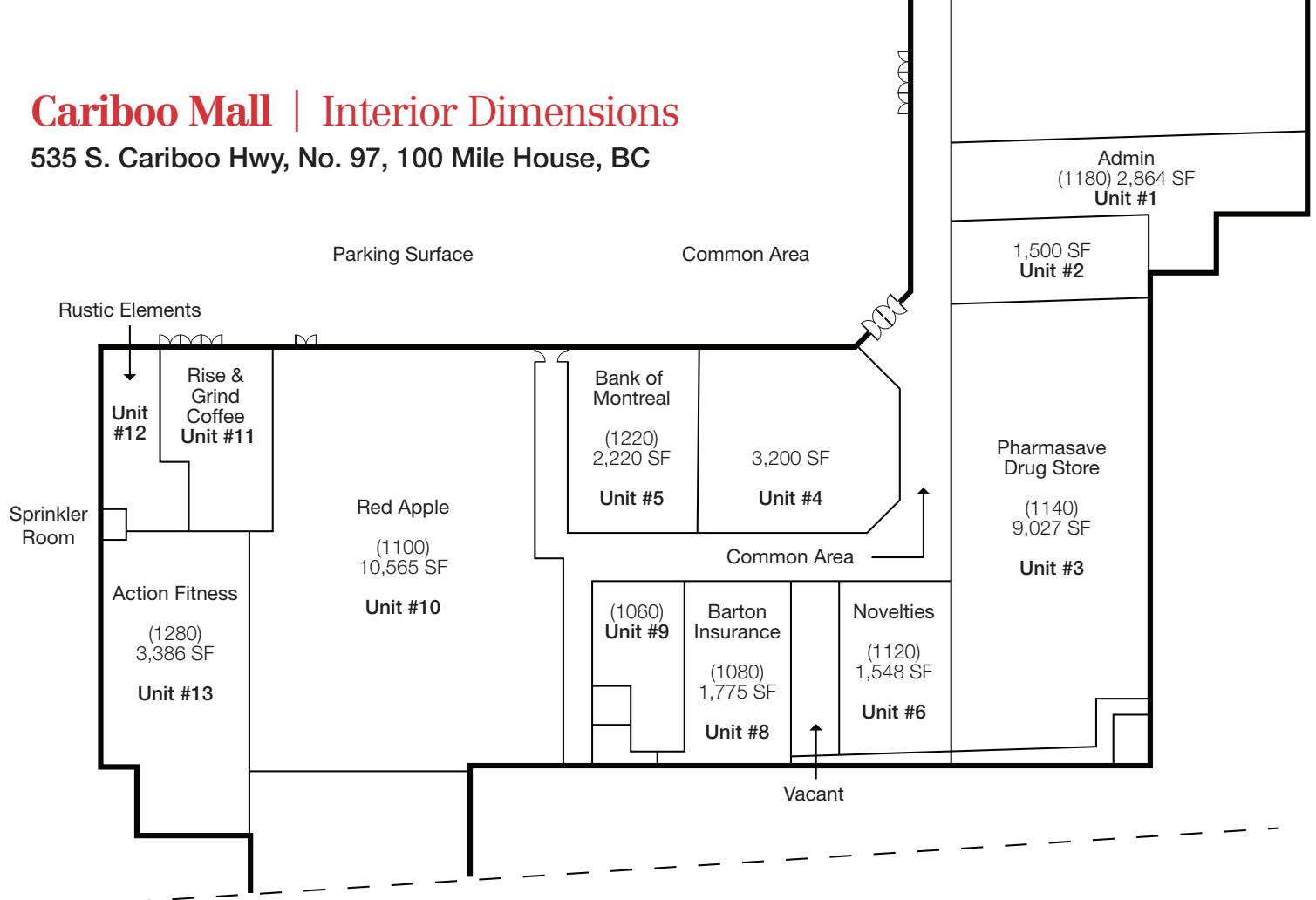
CAM/Taxes

\$5.00/SF



Cariboo Mall | Interior Dimensions

535 S. Cariboo Hwy, No. 97, 100 Mile House, BC



Cariboo Mall | Rental Schedule

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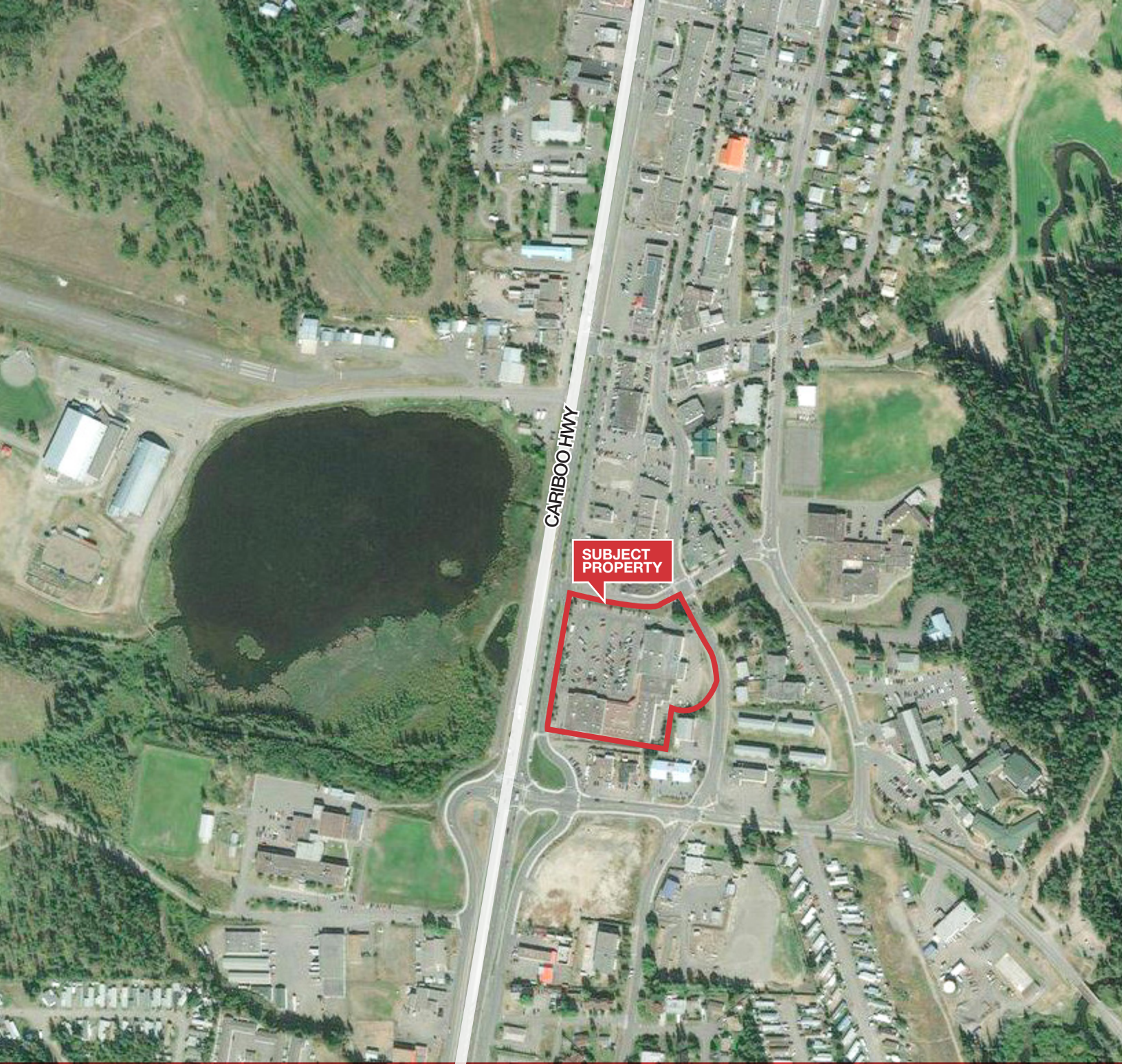
Tenant	Area (SF)	Lease Term	Expiry	Basic Rent	Merchant Fee	Signage	CAM/Tax	GST (5%)	Total Monthly with GST
Pharmasave	9,027	5 years	Dec 31, 2023	\$7,522.00	\$150.45	\$86.63	\$4,769.46	-	\$13,155
Bank of Montreal	2,220	2 years	Jun 20, 2020	\$2,775.00	\$74.00	\$138.00	\$4,769.46	\$626	\$13,156
Barton Insurance	2,566	5 years	Nov 1, 2020	\$3,207.50	\$143.27	\$124.02	\$1,355.74	\$231	\$5,072
Seasons	1,548	5 years	Dec 31, 2023	\$800.00	-	-		\$40	\$840
Red Apple	10,565	5 years	Jan 21, 2022	\$8,363.96	-	-	\$1,179.76	\$436	\$10,021
Rustic Elements	1,200	5 years	Oct 1, 2020	\$816.00	-	-	\$634.00	-	\$1,523
Rise & Grind Coffee	1,290	5 years	Dec 1, 2023	\$749.68	-	-	\$549.44	\$77.50	\$1,627
Action Fitness	3,386	5 years	Nov 30, 2022	\$2,065.46	\$28.21	-	\$1,788.93	\$194	\$4,077
Vacant*	1,216	-	-	\$794.50	\$11.35	-	\$720.50	\$76.27	\$1,602
Vacant	1,500	-	-	-	-	-	-	-	-
Parking	-	-	-	\$2,125.61	-	\$132.00	-	-	-
Total	39,708			\$29,219.71	\$407.28	\$480.65	\$15,767.29	\$1,681	\$51,073

*Month to month

Income & Expenses (2018)

Rental Income	\$582,232
Operating Expenses	
Accounting & Legal	\$2,865
Insurance	\$10,553
Interest Charges (Other)	\$271
Office & General	\$14
Property Taxes	\$55,647
Repairs & Maintenance	\$65,316
Supplies	\$7,956
Telephones & Telecommunications	\$2,163
Management	\$7,300
Utilities	\$42,626
Total Expenses	\$194,711
Net Income	\$387,521





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