

For Sale

Three Individual Medical Centre Strata Investment and Owner-Occupier Opportunities –
Rarely Available Offering in West Vancouver

HOLLYBURN MEDICAL CENTRE

575 16TH STREET, 520 17TH STREET, & 1685 MARINE DRIVE
WEST VANCOUVER, BC



Salient Details

	INVESTMENT OPPORTUNITY	INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY	OWNER-OCCUPIER OPPORTUNITY	
Address	575 16 th Street, West Vancouver	1685 Marine Drive, West Vancouver	520 17 th Street, West Vancouver	Combined Summary
PID	025-870-548	025-870-530	025-870-556	
Strata Lot	Strata Lot 2, Plan BCS684	Strata Lot 1, Plan BCS684	Strata Lot 3, Plan BCS684	Plan BCS684
Phase	1	2	2	
Strata Area	16,198 sq. ft.	10,268 sq. ft.	11,702 sq. ft.	38,168 sq. ft.
Vacancy	0 sq. ft. (0.0%)	3,006 sq. ft. (29.2%)	6,818 sq. ft. (58.2%)	9,824 sq. ft. (25.7%)
Asset Type	3 Storey Medical Office	Ground Floor Retail	2 nd Floor Office	Medical Office & Retail – Investment & Owner-Occupier
Notable Tenants	Rexall, LifeLabs, and North Shore Medical Imaging	TD Bank	Evergreen Investment Advice	
Year Built	2002	2004	2004	2002/2004
Parking	39 Stalls	24 Stalls	28 Stalls	91 Stalls 2.44 Stalls per 1,000 sq. ft.
Projected Stabilized NOI	\$520,000	\$560,000	\$150,000 (In-Place) Remainder Vacant for Owner-Occupier Possession	\$1,230,000
Asking Price	\$11,555,000 (\$715 PSF)	\$12,500,000 (\$1,220 PSF)	\$14,040,000 (\$1,200 PSF)	\$38,095,000 (\$1,024 PSF)





Investment Highlights



Prime Corner Location

Exceptional visibility and accessibility in the heart of Ambleside Village



Diversified Opportunity

An existing strata titled offering with up to 6,818 sq. ft. of contiguous space available and national medical tenants with the flexibility to be sold to owner-occupiers or investors



Rare Offering & Future Flexibility

Potential upside through existing strata conversion breakdown and sales to owner-occupiers, few comparable assets of this scale and quality are available



Built-In Residential Demand

Surrounded by established residential neighbourhoods, supporting long-term demand for medical and professional services



Abundant Underground Parking

91 stalls available for clients/patients and retail tenants



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