



Ground Floor Commercial  
Whistler · British Columbia

















### Outdoor Seating Area

- Adds additional 1000sq.ft
- Corner Exposure
- Naturally Private Setting

## Corner Ground Floor

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CANADA, WHISTLER

**OFFERED AT** - \$ 4,500,000

**AREA APPROX.** 2823

**MLS ID NO.** C8023259

**C**ommercial space is becoming a rarity in the #1 ranked ski Resort in the world.

Since the acquisition by Vail Resort, Whistler Blackcomb has experienced an increase in destination visitors making up 73% of our tourism base, looking for unique shopping and dining experiences in Whistler.

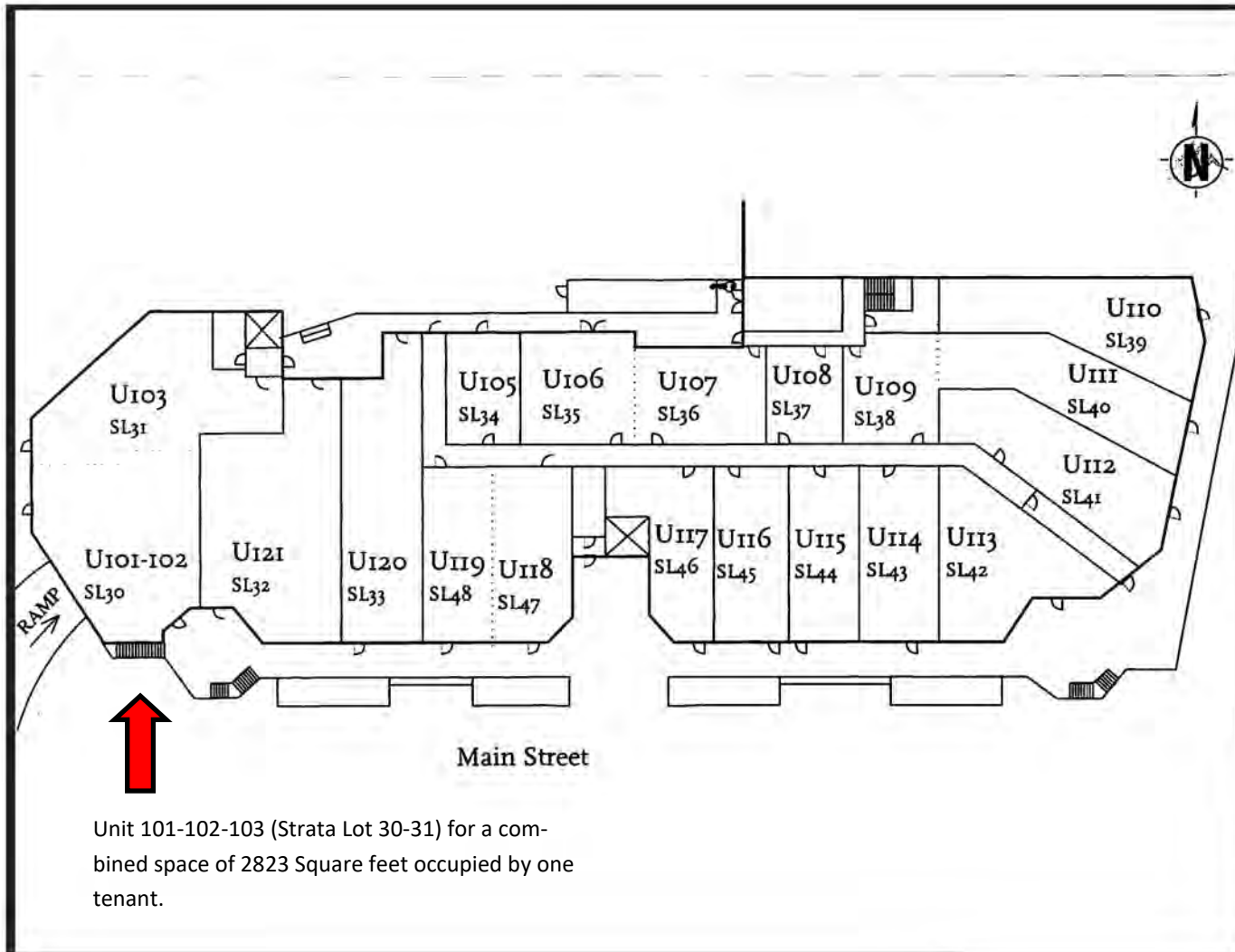
Of those visitors, 32% earn more than 200K annually, having more disposable income, thus increasing consumer spending within the resort. This demographic makes up the largest segment and had the highest growth rate of 9% last year alone.

The market value of commercial rents on the ground floor in this area has increased from \$50 per square foot to the \$80 range on renewals making this a great investment both short and long term with a foreseeable 5%+ cap rate on the horizon.

Rents closer to the base of the mountain have grown to rates as high as \$175/SF. Currently leased at \$51/SF with a renewal in 2.5 years. Broad Commercial Zoning allows for Restaurants, Retail and more.







Property Taxes - \$32,818.28 (2018)

Strata Fee - Lot 30 \$1961.70. Lot 31 - \$1572.03. Total \$3533.73/Month

Current Lease Rate - 2019 \$49 /SF - 2020/21 - \$51.01 / SF

Lease Renewal - January 1st, 2022 - Market Rates

