

**#102 - 4369 MAIN STREET, WHISTLER**  
**PRIME RETAIL STRATA IN WHISTLER VILLAGE**

**FOR  
SALE**



**WILLIAM | WRIGHT**

**CHRIS VAN VLIET**  
PERSONAL REAL ESTATE CORPORATION  
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## Salient Facts

### SIZE

+/- 647 SQFT

### ZONING

LA2

### NOI

\$42,055

### LEGAL DESCRIPTION

STRATA LOT 89 DISTRICT LOTS 5275 AND 7310 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2818 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

### PID

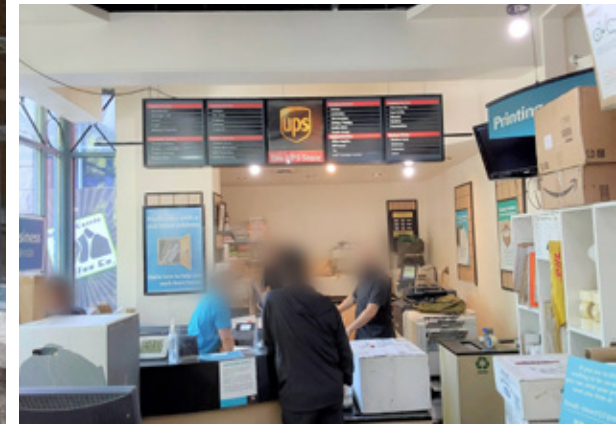
023-779-489

### PROPERTY TAXES

\$11,393.09

### PRICE

\$988,000



## Investment Opportunity

Prime Retail Strata in Whistler Village North  
#102 - 4369 Main Street, Whistler, BC.

Secure Income with a Global Covenant Tenant. William Wright Commercial is pleased to present a rare opportunity to acquire a high-visibility retail investment in the heart of Whistler Village North. This 647 strata unit is currently occupied by The UPS Store (Location #157), providing a stable, hands-off income stream in one of North America's premier resort destinations. The UPS Store is an Essential Service Tenant, providing vital shipping, printing, and mailbox services to Whistler's 12,000+ permanent residents and millions of annual visitors. Long-term history at this specific location (over 15 years in operation).



Global Covenant Tenant (UPS Store)



Long-term history (over 15 years in operation)



Triple Net (NNN) Lease



Below Assessed Value



## Location

Whistler is characterized by extremely high barriers to entry and a finite supply of commercial floor space. Unit #102 sits in a high-traffic pedestrian corridor on Main Street, benefiting from the heavy foot traffic of the "Village North" residential and hotel district. Positioned on the ground floor of a prominent mixed-use complex, surrounded by popular retailers, restaurants, and the Olympic Plaza. Extensive window frontage on Main Street ensures maximum brand exposure for the tenant and long-term asset value for the owner.



## FOR MORE INFORMATION CONTACT

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