



FOR SALE

Ground Floor Strata Lots Coast Blackcomb Suites Whistler, BC

Opportunity to purchase two hotel strata lots that comprise Front Desk, Breakfast Area, Hearth Room and more offering long-term secured cash flow.

Contact Us:

Christopher O'Neill

TEL: 604 662 2619
christopher.oneill@colliers.com

James Lang

TEL: 604 661 0868
james.lang@colliers.com

Colliers International
200 Granville Street | 19th Floor
Vancouver, BC | V6C 2R6
P: +1 604 681 4111





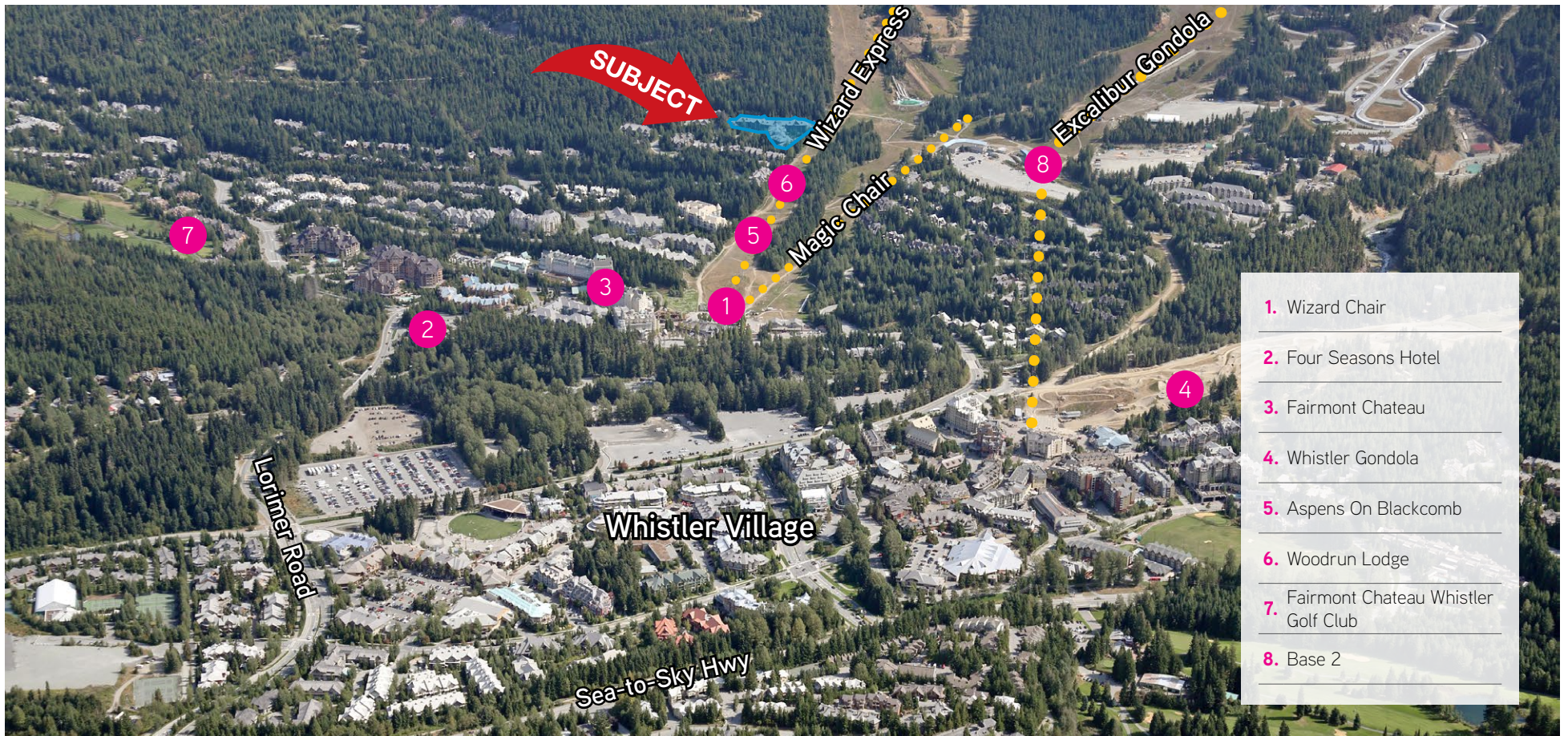
FOR SALE 120 & 188 - 4899 Painted Cliff Road // Whistler // BC

INVESTMENT HIGHLIGHTS

- 9,462-SF strata which provides for the hotel of common area space including; Front desk, offices, meeting rooms, and hearth room, all essential to the operation of the hotel
- \$230,000 in secure cash flow per annum, with rental increase every five years to align with CPI
- Long-term tenant in place with strong covenant
- Significant barriers to entry for new developments and competition as the Resort Municipality of Whistler limits additional hotel rooms
- Increasing tourism - 2.7 Million visitors annually, with that number set to increase as Vail Resorts increases synergy between their other resorts.
- Ski in / Ski out location visible from the Wizard Chair.
- Whistler Renaissance program investing into night skiing on Wizard Chair
- Occupancy rates in Whistler have increased every year since 2012/ 2013, with both Summer 2016 and Winter 2016/2017 reaching record highs

SALIENT FACTS

Civic Address:	120 & 188 - 4899 Painted Cliff Road, Whistler, BC
Legal Address:	Strata Lot 120&188 District Lot 3903 Group 1 New Westminster District Strata Plan LMS2364 Together with an Interest in The Common Property In Proportion to The Unit Entitlement of The Strata Lot As Shown On Form 1 PID: 023-395-869 & 023-474-181
Terms	17 years (expiring 2035)
Income:	\$230,000 in Net Rent
Tenant:	Resort Quest Whistler
Size:	9,462 SF
Improvements:	Hotel front desk, offices, meeting rooms, hearth room lobby, various storage spaces
Taxes (2017):	\$20,065.01
Cap Rate:	5.75%
Listing Price:	\$4,000,000



LOCATION OVERVIEW

The Resort Municipality of Whistler (RMOW) is located on the southern Pacific Ranges of the Coast Mountains, within 125 kilometers north of Vancouver and 36 kilometers south of Pemberton along the Sea-to-Sky Highway. The area of Whistler began to gain recognition in the early 20th century with the establishment of Rainbow Lodge on Alta Lake. After the completion of the Pacific Great Eastern Railway in 1914, Rainbow Lodge in Whistler quickly became the destination of choice for vacationers across Canada.

In 2010, Whistler became the Host Mountain Resort of the Vancouver 2010 Winter Olympic and Paralympic Games. Since then, Whistler has consistently been internationally recognized as one of the world's most popular year-round tourist destinations famed for its spectacular setting and renowned outdoor recreational activities. With a footprint of only 240 square kilometers, Whistler is home to the main concentration of the area's hostels and lodging, shops, businesses, bars, and restaurants that serve the ever-increasing numbers of residents and visitors to the area.

With the recent announcement of the Whistler Renaissance Plan (<http://renaissance.whistlerblackcomb.com>), Whistler will soon have brand new year-round attractions as well as mountain improvements. The most relevant improvement would be in Phase 1, which announced the RMOW plans to install night skiing on the Wizard chair, right outside the Coast Blackcomb Suites and extending the vibrant energy of the ski hill late into the night.

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