

FOR SALE

ROBSON MEWS

225 RUTLAND ROAD SOUTH, KELOWNA, BC



NEWLY CONSTRUCTED OFF-CAMPUS STUDENT HOUSING
ASSET MIXED WITH RETAIL UNITS AT GRADE

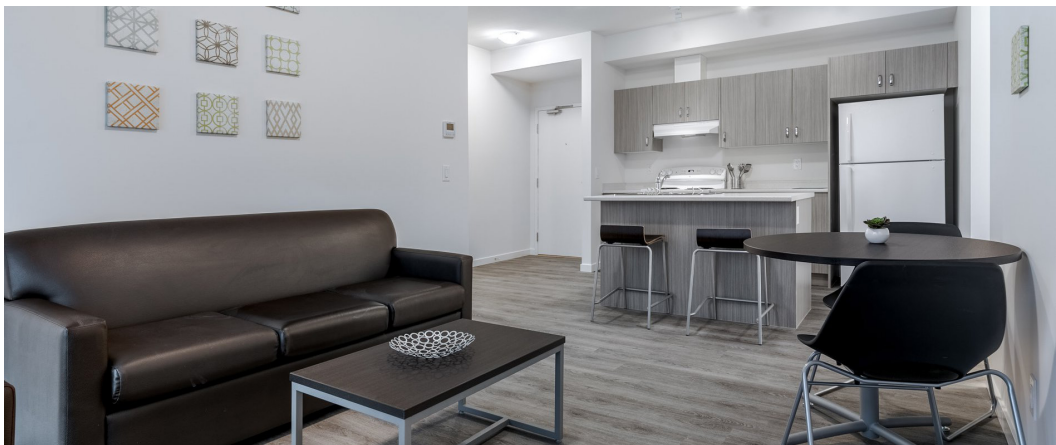


A UNIQUE OPPORTUNITY TO ACQUIRE A RECENTLY COMPLETED MIXED-USE STUDENT HOUSING ASSET IN THE HIGHLY SOUGHT AFTER INVESTMENT MARKET OF KELOWNA, ONE OF CANADA'S MOST RAPIDLY GROWING MARKETS UNDERPINNED BY MULTIPLE EDUCATIONAL INSTITUTIONS INCLUDING UBC-O AND OKANAGAN COLLEGE



INVESTMENT HIGHLIGHTS

- Recently built and fully occupied
- In-building amenity spaces
- Desirable composition of student suites
- Growth oriented market
- Strong economic fundamentals
- Strategic student location



THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present to the market a 100% freehold interest in one of the Okanagan Valley’s most recently completed student housing facilities, Robson Mews, located off-campus at 225 Rutland Road South, Kelowna, BC (the “Property”).

Robson Mews is a highly coveted mixed-use investment asset offering 22 suites with 83 rentable student beds. The 4-storey midrise building is constructed upon a 19,036 square foot lot, and includes three ground floor commercial units in addition to onsite student amenity rooms. Located a short 10-minute drive from UBC-Okanagan and Okanagan College, Robson Mews provides investors with the opportunity to acquire a professionally managed and recently constructed student housing asset in a highly desirable location with escalating upside in rents situated in a rapidly growing city that benefits from strong economic diversification.

SALIENT DETAILS

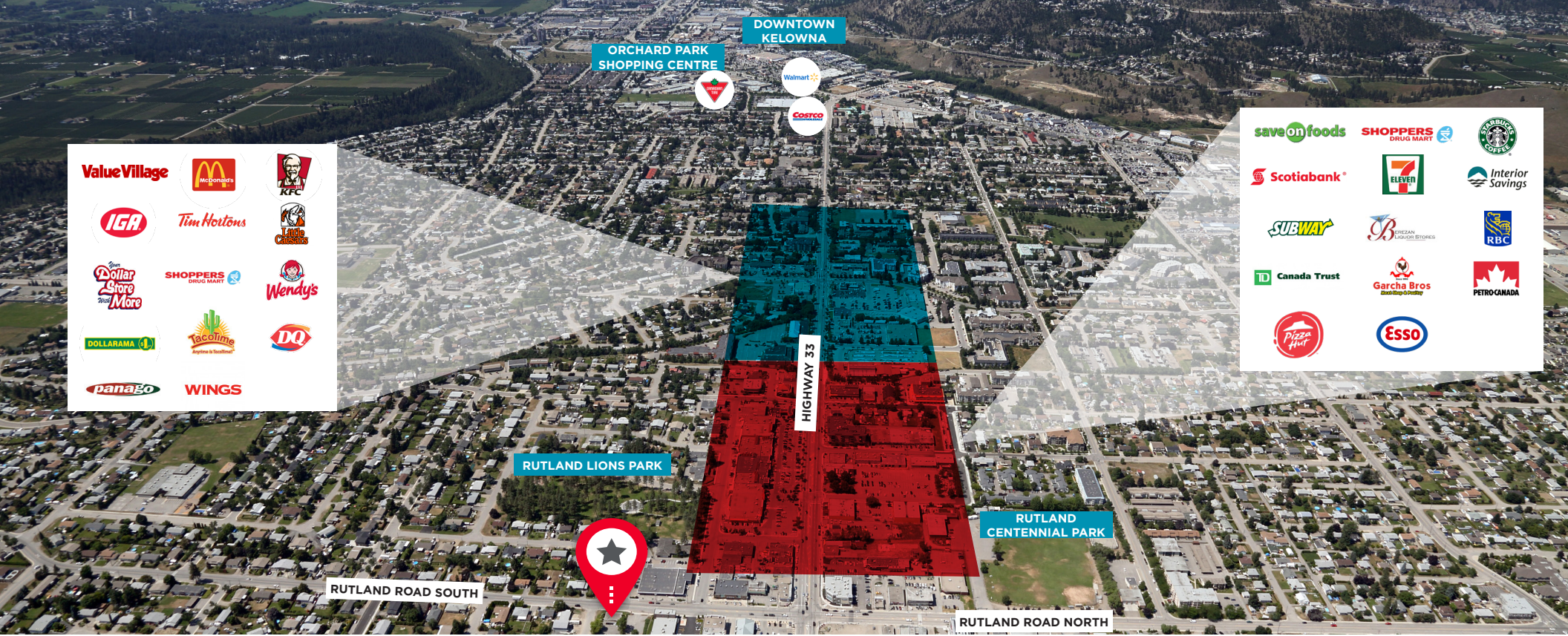
Civic Address	225 Rutland Road South, Kelowna, BC V1X 2Z3
Legal Description	LOT A, PLAN KAP84050, SECTION 23, TOWNSHIP 26, OSOYOOS DIVISION OF YALE LAND DISTRICT
PID	027-098-052
Land Size	19,036 Square Feet / 0.437 Acres
Zoning	C4

BUILDING DESCRIPTION

Number of Suites 22 suites with a total of 83 beds

	Type	Size	Rooms	Beds
Suite Mix & Sizes	Quads	1,066 sf	20	80
	2 Bedroom	688 sf	1	2
	1 Bedroom	558 sf	1	1
	Total Size	22,566 sf	22	83



Ground Floor Commercial 3 units totaling 4,536 sf



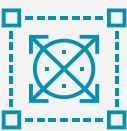



THE LOCATION

Positioned on the Northwest corner of Robson Road East and Rutland Road South, Robson Mews is in the centre of Kelowna's two largest post-secondary institutions, UBC Okanagan and Okanagan College boasting over 11,000 and 8,400 students respectively. There are plenty of walkable amenities within the area including, restaurants, grocery stores, banks and retailers where residents can benefit from close-at-hand comforts. At 2 blocks south of Kelowna Rock Creek Highway (Highway 33) and a 12-minute drive to Kelowna International Airport, residents at Robson Mews can enjoy convenient travel access in and out of town. This prime location offers all the modern-day conveniences that will nurture and nourish the student lifestyle and offer the onsite features for residents to pursue a greater academic experience.

LOCATION HIGHLIGHTS

-  **Education hub with over 30,000 post secondary students**
-  **10-minute drive to UBC Okanagan and Okanagan College**
-  **2-minute walk to retail amenities**
-  **Easy access to Big White Ski Resort along Highway 33**
-  **Less than 15 minutes from Kelowna International Airport**

			
\$3,041	\$2.94	1,026 SF	27,102 SF
AVERAGE RENT PER UNIT	AVERAGE RENT PER SF	AVERAGE UNIT SIZE	COMBINED NRA

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OFFERING PROCESS

Cushman & Wakefield has been retained on an exclusive basis, in collaboration with Royal LePage Kelowna to arrange for the sale of Robson Mews, and is contacting prospective purchaser's in order to determine their interest in the acquisition opportunity.

A detailed Confidential Offering Memorandum ("COM"), financial information, property reports, and a gallery of photos is available for review to qualified investors upon receipt of a signed Confidentiality Agreement ("CA"). Property tours will be conducted by appointment only. Please contact the listing agents noted below for further information regarding access to the CA and due diligence information and offering guidelines.

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