

FOR SALE

1473
Clyde Avenue
West Vancouver

Property Highlights

- Centrally located in the Ambleside Business District one block north of Marine Drive
- Fully leased
- Easy to self-manage
- Rear Pad Parking with Lane access for six vehicles



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PROPERTY SUMMARY

Address

1473 Clyde Avenue, West Vancouver, BC

Legal Description

Lot 27, Block 13, Plan VAP3459, District Lot 237, Group 1, New Westminster Land District, Land District, 36.

PID: 012-865-184

Site Area

33'ft. x 122 ft' (4,026 sq.ft.)

Gross Leasable Area

4,163 sq.ft. +/-

Property Taxes

\$20,433.00

Parking

Rear on-site pad parking for six vehicles with direct lane access

Current NOI

Contact Listing Agent for details

Environmental

Ph. I and II completed in March 2017

Sale Price

\$4,100,000.00

LOCATION

This Property is located in the Ambleside Business District on Clyde Avenue just one block north of Marine Drive and offers great pedestrian and vehicle exposure. Only a 5-minute drive to Park Royal Shopping Centre and Lions Gate Bridge.

RETAIL LEASES

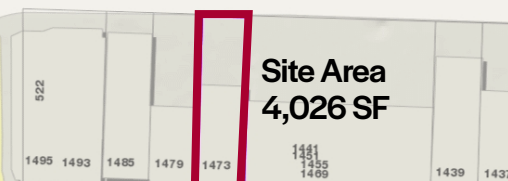
Both expire September 30, 2027; Triple Net Lease with rent bumps over term of Lease. Leases have Option to Terminate at any time with six months' notice.

TENANTS

Two main floor retail 1,011 sq.ft./1,067 sq.ft.
Two residential above 1,043 sq.ft. each +/- with one roof top deck at 253 sq.ft.



15th St



Clyde Ave

Floor Plan

1473Clyde Avenue
West Vancouver

1473 Clyde Avenue,
West Vancouver, B.C.

Totals**
Second Floor: 2,085 sq. ft.
Main Floor: 2,078 sq. ft.
Total: 4,163 sq. ft.

Unit Breakdown**
Unit A: 1,067 sq. ft.
Unit B: 1,011 sq. ft.



*Not exactly as shown

Rooftop Deck: 253 sq. ft.



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Clyde Ave

NEARBY

1. Fresh St. Market
2. CIBC
3. TD Bank
4. Tenton Ramen
5. Starbucks
6. The Anchor Eatery
7. LifeLabs Medical Laboratory
8. Crema Cafe & Bar
9. Earls Kitchen + Bar



Drive time to

Lions Gate Bridge 5 min

Park Royal Mall 5 min

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