



# For Sale

**105C & 106C, 4390 Gallant Avenue**

North Vancouver

**1,948 sq.ft. Strata Retail / Office Space**

**BABYCH GROUP  
COMMERCIAL**

# Opportunity

Rare opportunity to own up to 1,948 sq.ft. of bright strata office in the heart of Deep Cove, steps from the waterfront, parks, and popular shops. This space has strong foot traffic and community presence and features an open layout with large windows, natural light, built-in kitchenette, and a boardroom. Perfect for owner-occupiers or investors looking to grow their business in this vibrant, charming neighborhood. The Seller prefers to sell units 105C and 106C together for a total of 1,948 sq.ft.

## Property Details

### Unit Size:

105C: 548 sq.ft.

106C: 1,400 sq.ft.

Total: 1,948 sq.ft.

### Zoning:

VC-G

### Property Taxes:

105C: \$6,257.06 (2024)

106C \$15,635.88 (2024)

### Strata Fees:

105C: \$307.58 per month

106C: \$774.88 per month

### Year Built:

1990

### Listing Price:

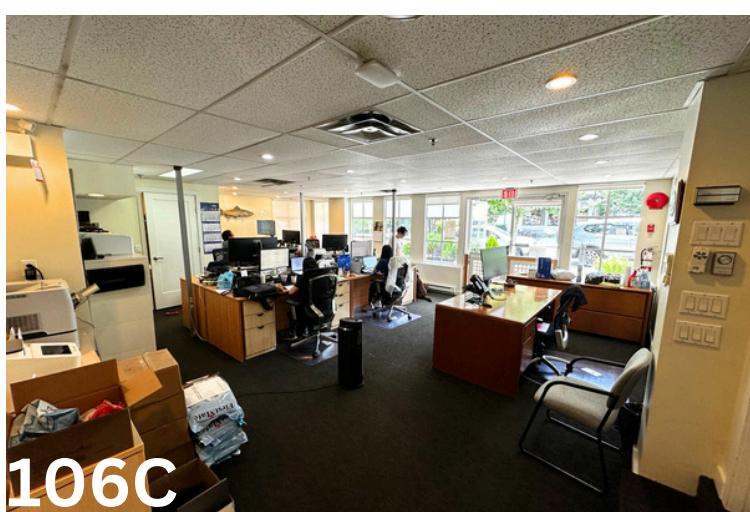
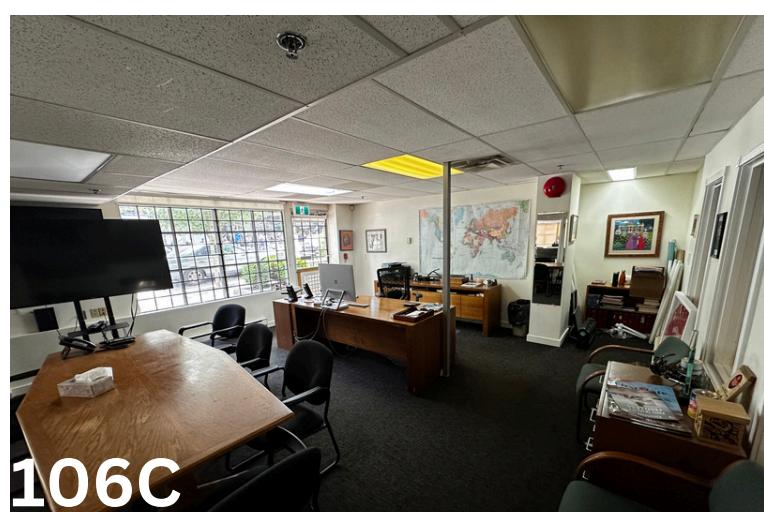
105C: \$1,100,000.00

106C: \$2,000,000.00

Total: \$3,100,000.00

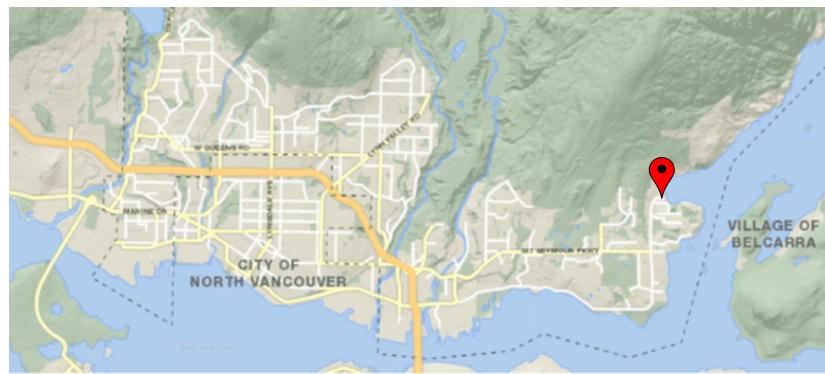
## Unit Features

- High exposure and high foot traffic
- Open plan main floor office
- Kitchenette in 105C
- Currently demised as two units



## Nearby Amenities

- Deep Cove Pizza
- Honey Doughnuts
- Dip Co Delights
- Deep Cove Osaka Sushi
- Deep Cove Park
- Arms Reach Bistro
- Novel Books and Cafe
- Cafe Orso
- Deep Cove Marina
- Deep Cove Cultural Centre



## Location



## Contact Agents

### Ross Forman

Personal Real Estate Corporation  
Principal | Advisor  
[ross@formanpilkington.com](mailto:ross@formanpilkington.com)

### Jeff Pilkington

Personal Real Estate Corporation  
Advisor  
[jeff@formanpilkington.com](mailto:jeff@formanpilkington.com)

**FORMAN  
PILKINGTON  
TEAM**

### Babych Group Realty Vancouver Ltd.

201, 1 Lonsdale Avenue  
North Vancouver, BC V7M 2E4  
604-980-3003

[www.formanpilkington.com](http://www.formanpilkington.com)

