

For Sale

Edgemont Village Retail Strata Units

3065 & 3069 EDMONT BOULEVARD, NORTH VANCOUVER



For more information contact:

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CBRE

OWNER-USER OR INVESTMENT OPPORTUNITY

CBRE Limited is pleased to present an owner-user or investment opportunity to purchase two adjacent retail strata units in Highland House in the heart of Edgemont Village, North Vancouver. Totalling 2,568 SF, these two premium ground level units boast excellent frontage along Edgemont Boulevard and are strategically located amidst a lively blend of charming cafes and diverse shops. They are conveniently located just off Highway 1, near the tourist attractions of Grouse Mountain and Capilano Suspension Bridge. These units provide high visibility and the combination of convenient transportation, ample street parking and the steady foot traffic ensures an uninterrupted flow of visitors. Please reach out to discuss this exciting opportunity to elevate your retail business and tap into the dynamic growth potential of this bustling community.

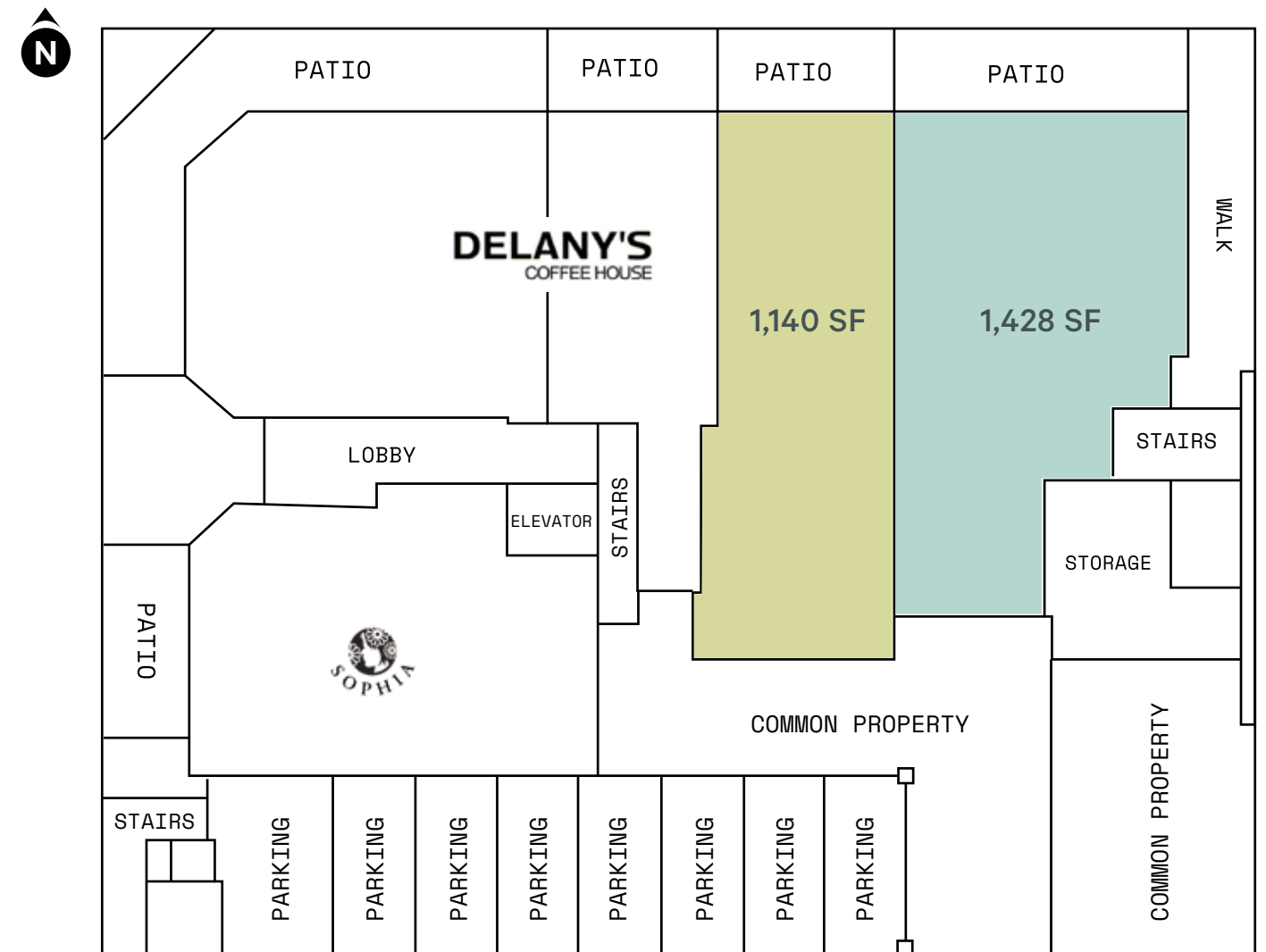


PROPERTY DETAILS

	3065 Edgemont Boulevard Strata Lot 5	3069 Edgemont Boulevard Strata Lot 4
PID	023-676-396	023-676-388
Available Area	1,428 SF	1,140 SF
Occupancy	Contact Listing Agents	Contact Listing Agents
Strata Fees	\$476.59/month	\$393.88/month
Property Taxes (2023)	\$15,412.99	\$12,655.22
Price	\$2,450,000	\$2,075,000

FLOORPLAN

FOR SALE
3065 & 3069 Edgemont Boulevard
North Vancouver, BC



INVESTMENT HIGHLIGHTS

- + Excellent opportunity for an owner/user, or for an investor to extend the current lease or secure a new tenant
- + Current tenancies offer investors strong in-place income
- + The units are located in the heart of Edgemont Village in the Highland House development next to Delany's Coffee House, providing excellent exposure and signage along Edgemont Boulevard
- + There is both patron and staff parking assigned to the units, with one designated stall per unit and additional grade level stalls shared by all the commercial units



FOR SALE

3065 & 3069 Edgemont Boulevard
North Vancouver, BC

Edgemont Village Commercial Strata Units



LOCATION

Located in the popular Edgemont Village in North Vancouver, the units are on the west side of Edgemont Boulevard, just south of Highland Boulevard and next to renowned Delany's Coffee House. Edgemont Village is surrounded by world-class outdoor recreational facilities including Grouse Mountain and Capilano Suspension Bridge and offers the ambiance and amenities of a mountain resort town. Characterized by its bustling cafe culture and popular dining options, Edgemont Village boasts numerous family-owned shops that are enjoyed by both residents and visitors alike. Strategically nestled just minutes off Highway 1, this prime retail area provides a vibrant community life and the natural beauty of the North Shore.



88 WALK SCORE



77 BIKE SCORE

Contact Listing Agents for More Information

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