

FOR SALE

STRATA RETAIL OPPORTUNITY

Unit #1 140 E. 14th Street, North Vancouver, BC



Brian Tatttrie

604.714.4783

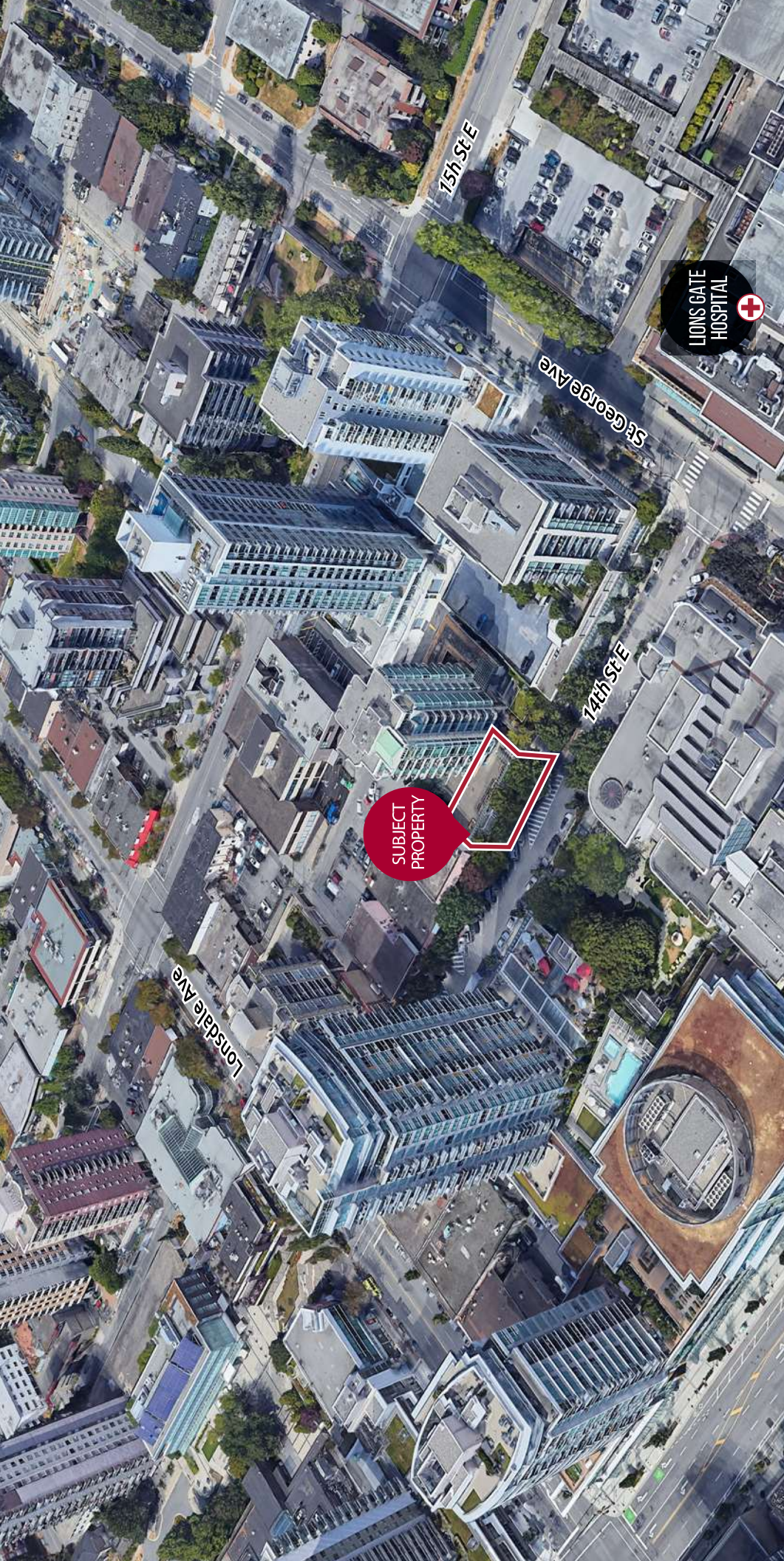
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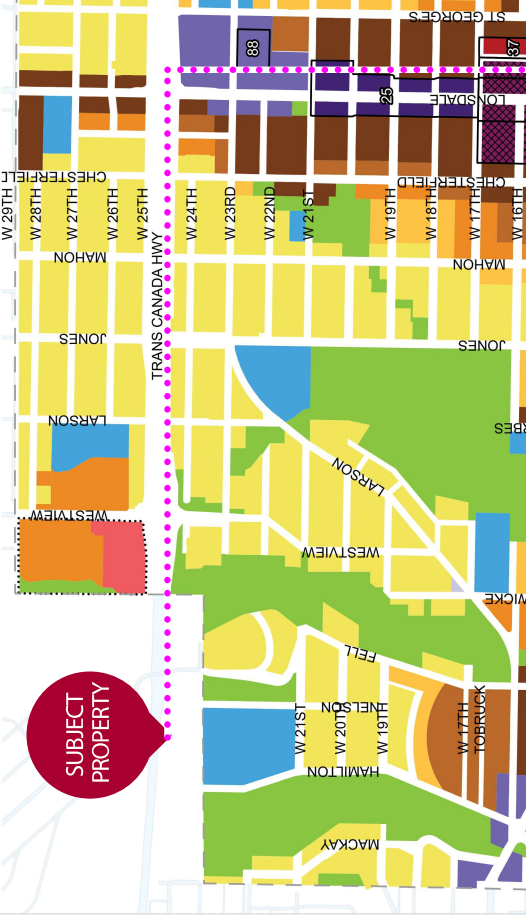
UNIT #1 140 E. 14TH STREET

North Vancouver, BC

Extremely rare opportunity to purchase four tenanted commercial retail units in central Lonsdale located between Lions Gate Hospital and Lonsdale Avenue.

Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Land Use Designation	Residential (FSR)	Maximum (FSR)
Residential Level 1 (Low Density)	0.5	up to 1.0
Residential Level 2 (Low Density)	0.5	up to 1.0
Residential Level 3 (Low Density)	0.75	-
Residential Level 4A (Medium Density)	1.0	up to 2.0
Residential Level 4B (Medium Density)	1.25	up to 2.3
Residential Level 5 (Medium Density)	1.6	up to 2.3
Residential Level 6 (High Density)	2.3	up to 2.3
Mixed Use Level 1 (Low Density)	1.0	up to 2.0
Mixed Use Level 2 (Medium Density)	2.0	up to 2.3
Mixed Use Level 3 (Medium Density)	2.3	up to 2.3



NEARBY AMENITIES & SHOPPING

1. White Spot
2. London Drugs
3. Indian Fusion Restaurant
4. Bori Korean Restaurant
5. Sushi Umi
6. Chillii Lee Szechuan Cuisine
7. Pawan's Indian Kitchen
8. Sushi Katsu
9. Pho 98 Vietnamese Noodle House
10. Grab and Go Persian Restaurant
11. Palermo Cucina
12. Lionsgate Pizza
13. Starbucks
14. Loblaws City Market
15. Pizza Garden
16. Yuko Maki
17. Tim Hortons
18. Alberello Pizzeria
19. Freshslice Pizza
20. Eighties Restaurant
21. Roma Italian Ristorante
22. Pho North Vancouver
23. Whole Foods Market
24. Nando's PERi-PERi
25. Ga Hyang Ru
26. Kolbeh Restaurant

WALK SCORE

94

Very Walkable

BIKER'S SCORE

86

Very Bikeable

TRANSIT SCORE

57

Good Transit

source: walkscore.com

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