

658 EAST 3RD STREET NORTH VANCOUVER

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



NEW PRICE

**PRIME DEVELOPMENT-READY TOWNHOME SITE IN
THE HEART OF MOODYVILLE**
APPROXIMATELY 6,850 SF

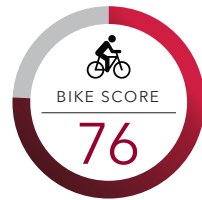
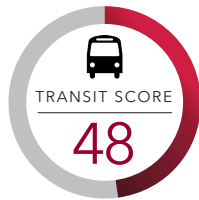
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FOR SALE | DEVELOPMENT SITE
658 EAST 3RD STREET
NORTH VANCOUVER, BC

Opportunity

658 East 3rd Street is a prime development property located in the Moodyville neighbourhood of North Vancouver. The property offers the flexibility to develop now under existing zoning, or assemble and redevelop under the new OCP guidelines. Surrounded by new multi-family projects and close to Lower Lonsdale, transit, retail, and waterfront amenities, the site is well-positioned to benefit from ongoing growth in this established urban corridor.



12.2 km
TO DOWNTOWN



22 min



33 min

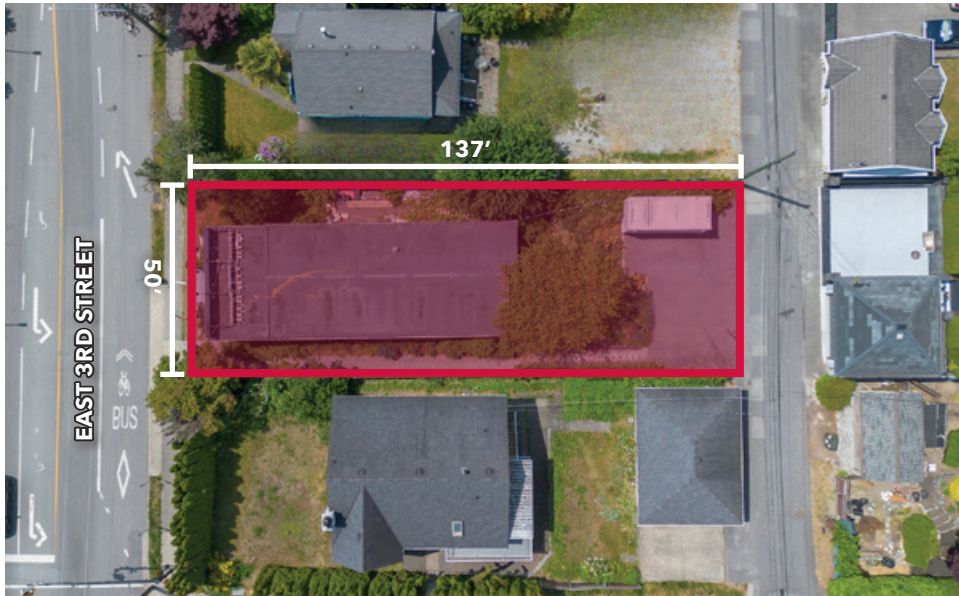


54 min

Salient Details

Civic Address	658 East 3rd Street, North Vancouver, V7L 1G7
Legal Description	Lot 15 Block 22 District Lot 273 Group 1 Plan 1063
PID	015-013-073
Neighbourhood	Moodyville
Current Zoning	RG-3
Lot Size	50' x 137' = 6,850 SF <i>(To be verified by Buyer)</i>
OCP	Residential Level 4 (1.25 FSR)
OCP Land Use	Medium Density Townhouse and Low-rise Apartment
Price	\$2,349,000

Existing structure (sales centre) is not included in the sale. Property will be delivered vacant. Share sale is possible.



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CELEBRATING OVER
 **50**
YEARS IN VANCOUVER

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