

88 LONSDALE AVENUE  
NORTH VANCOUVER

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**LOWER LONSDALE STRATA  
OFFICE FOR SALE**

**2,833 SF PLUS 870 SF PATIO**

**James Bayley**

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# FOR SALE | LOWER LONSDALE STRATA OFFICE 5TH FLOOR - 88 LONSDALE AVENUE NORTH VANCOUVER, BC

## Location

"The Aberdeen" is conveniently located in the neighbourhood of Lower Lonsdale in North Vancouver. Situated on the corner of Lonsdale Avenue and East 1st Street, the subject property is within walking distance to the SeaBus terminal and major transit routes. Neighbourhood tenants include Lonsdale Quay Public Market, Burgoo, The District, Raglans Bistro, Shoppers Drug Mart, The Pinnacle Hotel, and more.



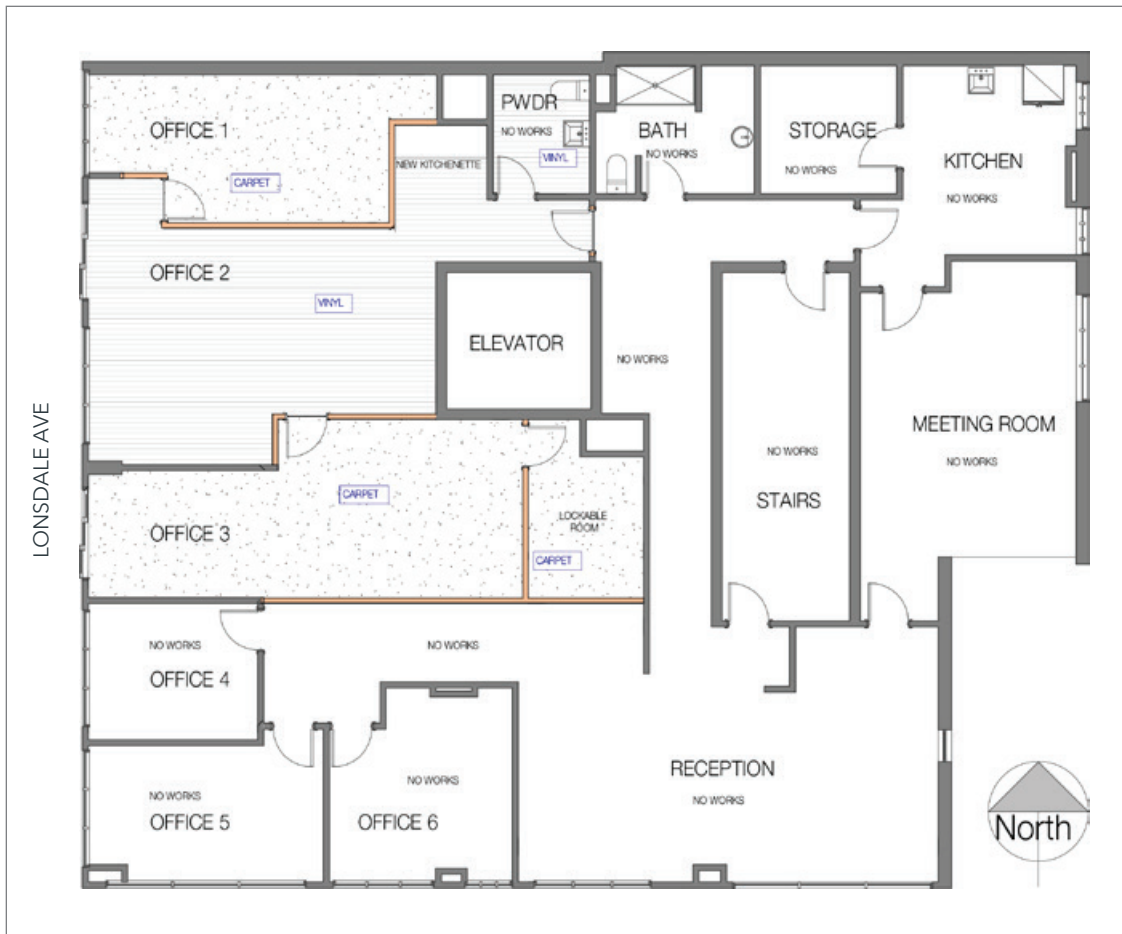
## Salient Details

Civic Address	88 Lonsdale Avenue, North Vancouver, BC
Legal Address	SL 17, 18, 19 DL 274 Group 1 NWD Plan BCS1308
PID	026-296-225, 026-296-209, 026-296-217
Size	2,833* SF plus 870 SF patio (*2,605 SF on strata plan)
Current Zoning	CD-453
Property Taxes	\$30,793.45 (2022)
Strata Fees	\$1,816.75
Price	\$3,600,000.00



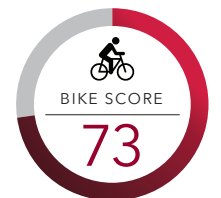
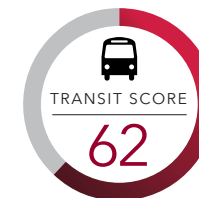
## Features

- ▶ Newer office improvements
- ▶ Full 5th floor opportunity
- ▶ Exclusive 870 SF patio
- ▶ Ocean views
- ▶ Prime Lower Lonsdale location
- ▶ Floor to ceiling windows
- ▶ Secure building
- ▶ Elevator access
- ▶ Two (2) parking stalls available
- ▶ Great area amenities
- ▶ Walking distance to transit



Demographics	1 km	3 km	5 km
Population	21,838	72,174	264,905
Median Age	42.6	42.6	40.7
Households	11,278	31,005	121,473
Average HH Income	\$106,251	\$120,749	\$122,524
Median Income	\$80,600	\$89,764	\$85,178
Total Daytime Population	20,037	73,525	389,060
Daytime Employees	11,701	43,611	282,419
Owned Dwellings	5,161	17,059	56,544

Source: EnviroNics Analytics 2022 estimate



11.3 km  
TO DOWNTOWN

22 min

25 min

42 min



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CELEBRATING OVER



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