

# CITY OF NORTH VANCOUVER

## LAND ASSEMBLY/INVESTMENT OPPORTUNITY

160, 164, 166 E 10<sup>th</sup> Street, North Vancouver, BC

**EXCLUSIVE LISTING**

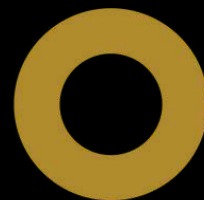


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Oakwyn Realty Ltd.



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**CIVIC ADDRESS:** 160, 164, 166 E 10<sup>th</sup> Street, North Vancouver, BC  
**ZONING:** RM-1 Medium Density Apartment Residential 1  
**OCP:** City of North Vancouver  
**LAND USE:** Residential Level 5 - Up to 6 storeys and 2.6 FSR  
**SITE AREA:** 12,414sf  
**MAX BUILDABLE:** 32,276 sf

**PROPERTY DESCRIPTION:**

This is a rare opportunity to acquire a prime 3-lot land assembly offering holding income and immediate redevelopment potential in the heart of North Vancouver. Situated just off the vibrant and amenity-rich Central Lonsdale corridor, this site offers exceptional walkability and connectivity. Residents will enjoy close proximity to premier retail and lifestyle offerings including Whole Foods Market, Shoppers Drug Mart, and a diverse array of local restaurants, cafés, and essential services. The location also boasts excellent access to public transit and is just a short walk to Lower Lonsdale, the dynamic Shipyards District and Lonsdale Quay, offering direct Seabus access to Downtown Vancouver.

**CURRENT IMPROVEMENTS:**

**160 E 10th Street:**

- A 3.5-storey walk-up apartment building comprising six two-bedroom units. Built in 1920 and designated as a Heritage Class A building. Total monthly rent: \$5,873.50

**164 E 10th Street:**

- A 1.5-storey single-family home with a finished basement, constructed in 1910. The total area is 1,227 sq.ft., including 887 sq.ft. on the main floor and 340 sq.ft. on the second floor. The basement offers an additional 887 sq.ft., finished as a one-bedroom suite. Total monthly rent: \$3,075.00

**166 E 10th Street:**

- A 1-storey single-family dwelling with a total area of 1,031 sq.ft., built in 1910. Designated as a Heritage Class B building. Includes a 308 sq.ft. detached garage. Total monthly rent: \$2,600.00

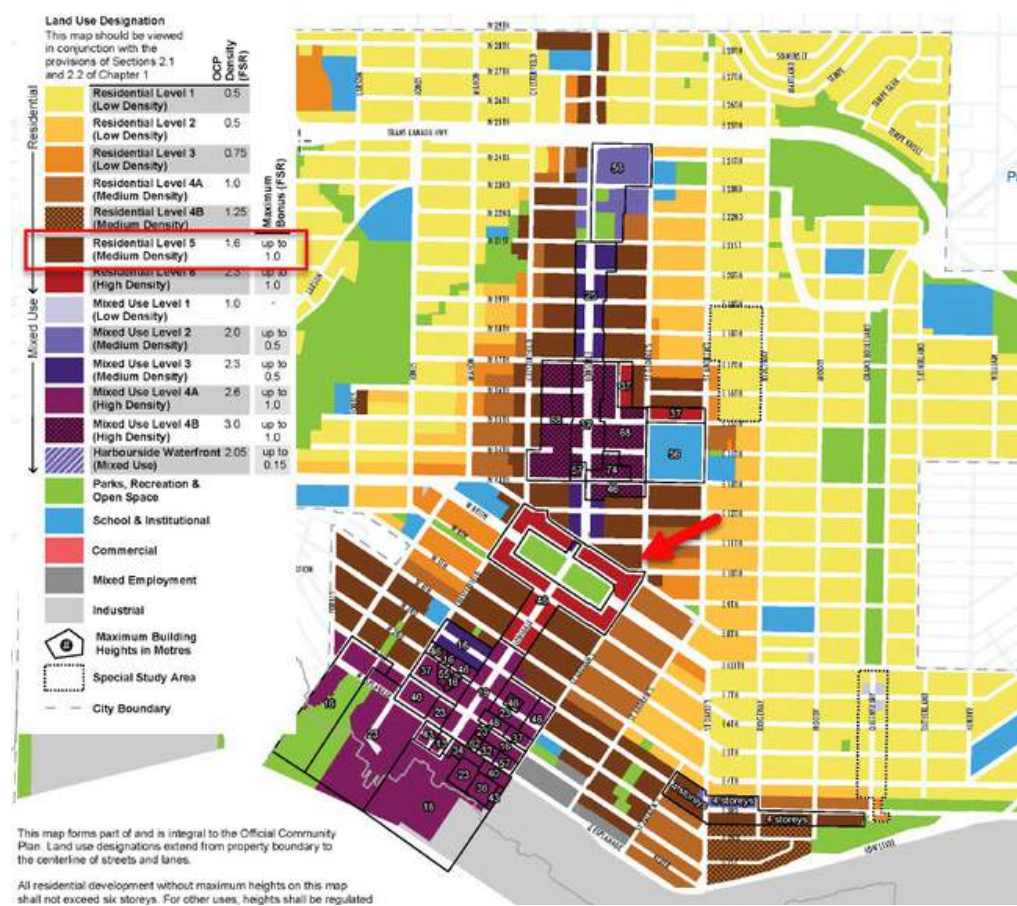
**LAND USE:**

The properties are zoned RM-1, Medium Density Apartment Residential and designated "Residential Level 5" in the City of North Vancouver OCP. This land use supports redevelopment of a medium density apartment building of up to 6 storeys and 2.6 FSR. The City of North Vancouver's Official Community Plan also has density bonus opportunities for the retention, restoration, and legal protection of heritage resources within the community.





# POLICY EXCERPT



This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated



**RESIDENTIAL LEVEL 5**  
Mid-Rise Apartment  
(Medium Density)

**Purpose** To provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets.

**Form** Mid-rise, primarily wood-frame, apartment buildings.

**Max Density** **1.6 FSR**

**Max Bonus** A maximum increase of **1.0 FSR** may be considered when public benefits are provided as per Section 2.2.













Oakwyn Realty Ltd. is pleased to present this rare opportunity to purchase a 3-lot land assembly with redevelopment potential in the City of North Vancouver, BC.

Exclusively Listed for \$6,000,000

Please contact listing agent for further inquiries.

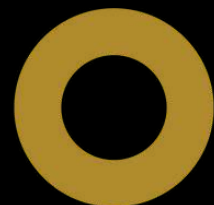


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