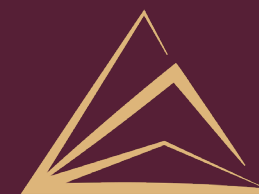




134 E 14th Street
North Vancouver



PHOENIX
COMMERCIAL REALTY

Central Lonsdale Retail/Office
North Vancouver

SUMMARY



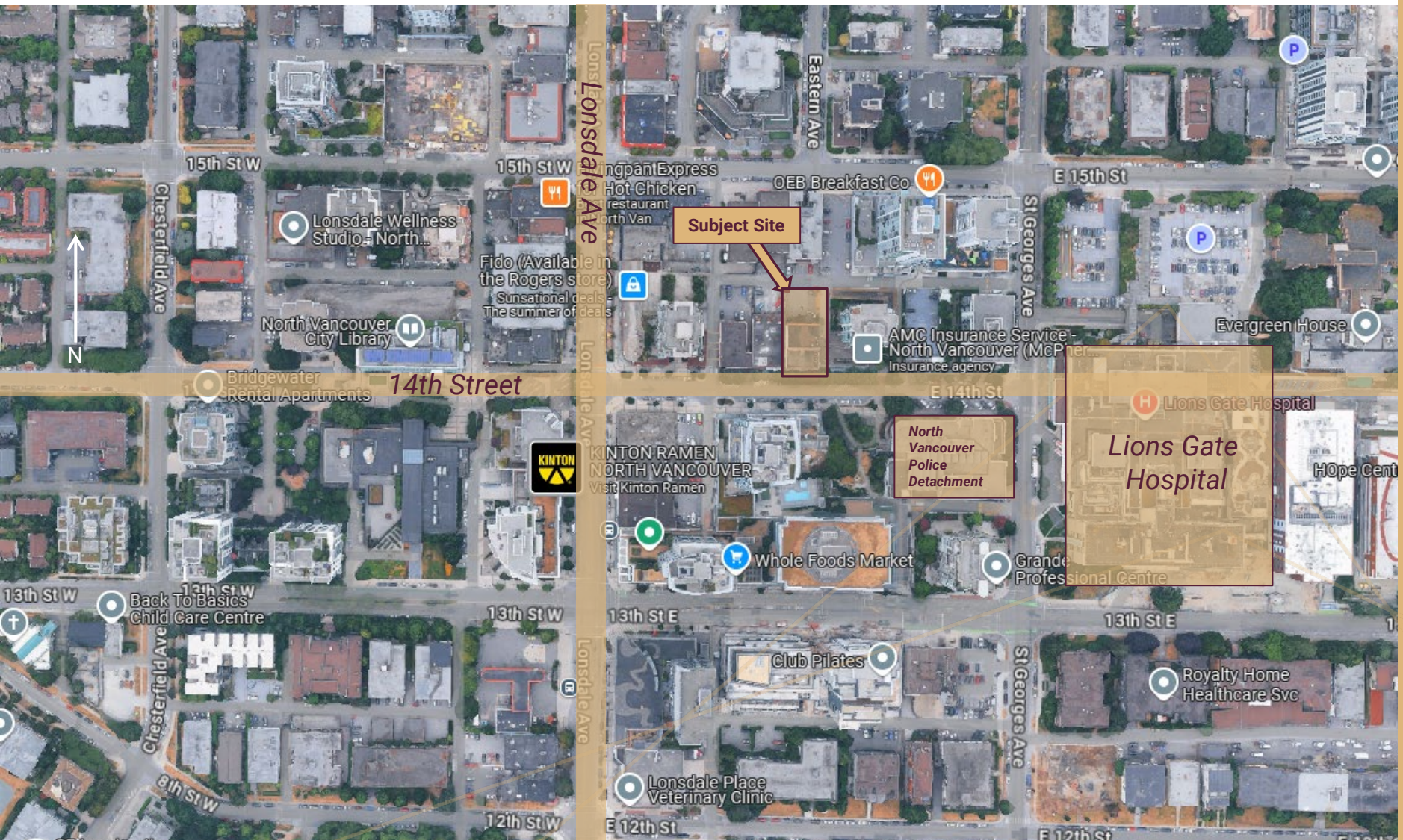
Phoenix Commercial Realty is proud to present for sale this extremely well located retail strata unit which is being sold as a vacant unit.

Previously a real estate office following which the property was a coffee shop, the unit has been prepped ready for a new owner and/or occupier to build the unit out to their own specifications.

All necessary environmental and asbestos certificates are readily available as the owner commissioned these within recent months.

There is a distinct shortage of small retail stores available for sale in the area, and due to the increased number of resident, this unit has huge potential for retail or offices.

LOCATION



PREVIOUS USAGE

The Stratified building which houses the unit at 134 East 14th Street, North Vancouver, was originally built in 1973 by the current owner's father, and this unit was originally utilised as an office for a real estate company.

Several years ago, the office was closed, and the unit became a coffee shop, specialising in vegan and vegetarian fare, but following COVID the unit became vacant in 2024.

The zoning allows for a range of uses and the close proximity to the Lions Gate Hospital as well as the North Vancouver Police Detachment will ensure a high pedestrian traffic flow last the unit at all times.

With the high volume of new development in this popular Central Lonsdale vicinity, the potential for a new or expanding business is limitless.

In addition, whilst being utilised as a coffee shop, there was an addition of a patio on the front of the building which was separately leased from the City, to give extra space for customers during the COVID pandemic.



THE DETAILS

Address

134 Est 14tyh Street
North Vancouver

Unit Size

793 sf

Zoning

C1-B
Commercial

Principal Usage

Vacant

Strata Fees 2025-26

\$793/m

Price
\$780,000



CURRENT STATUS



There is a subfloor currently in place to allow for underfloor plumbing which remains at present, as well as a private washroom facility allowing private usage by staff or customers without having to issue a key for the publicly available facilities in the building.

Access is gained through the front street door, with an additional side entrance from the building's common entrance, and of course to the building's rear giving access to the 2 designated parking spots.

The strata unit has recently undergone partial renovation as complete Asbestos Abatement was completed in late 2024, as well as an environmental Phase 1 report was completed and shows no further concerns.

The owner has not replaced drywall since the asbestos abatement was completed simply due to the fact that a new owner is likely to wish to complete additional wiring or plumbing within the walls.

All mechanical equipment is sound and serviced regularly as is the elevator in the building.



PHOTOGRAPHS



PHOTOGRAPHS



View looking north



View looking south

MIKE GUINAN-BROWNE *PREC**

Principal & Managing Broker

C: **604.805.9904**

E: **MikeGB@PhoenixCommercial.ca**



Royal LePage Sussex Phoenix Realty

