

FOR SALE

STRATA RETAIL OPPORTUNITY

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



Brian Tattrie

604.714.4783

brian.tattrie@macdonaldcommercial.com

** Personal Real Estate Corporation*

Ben Sigston*

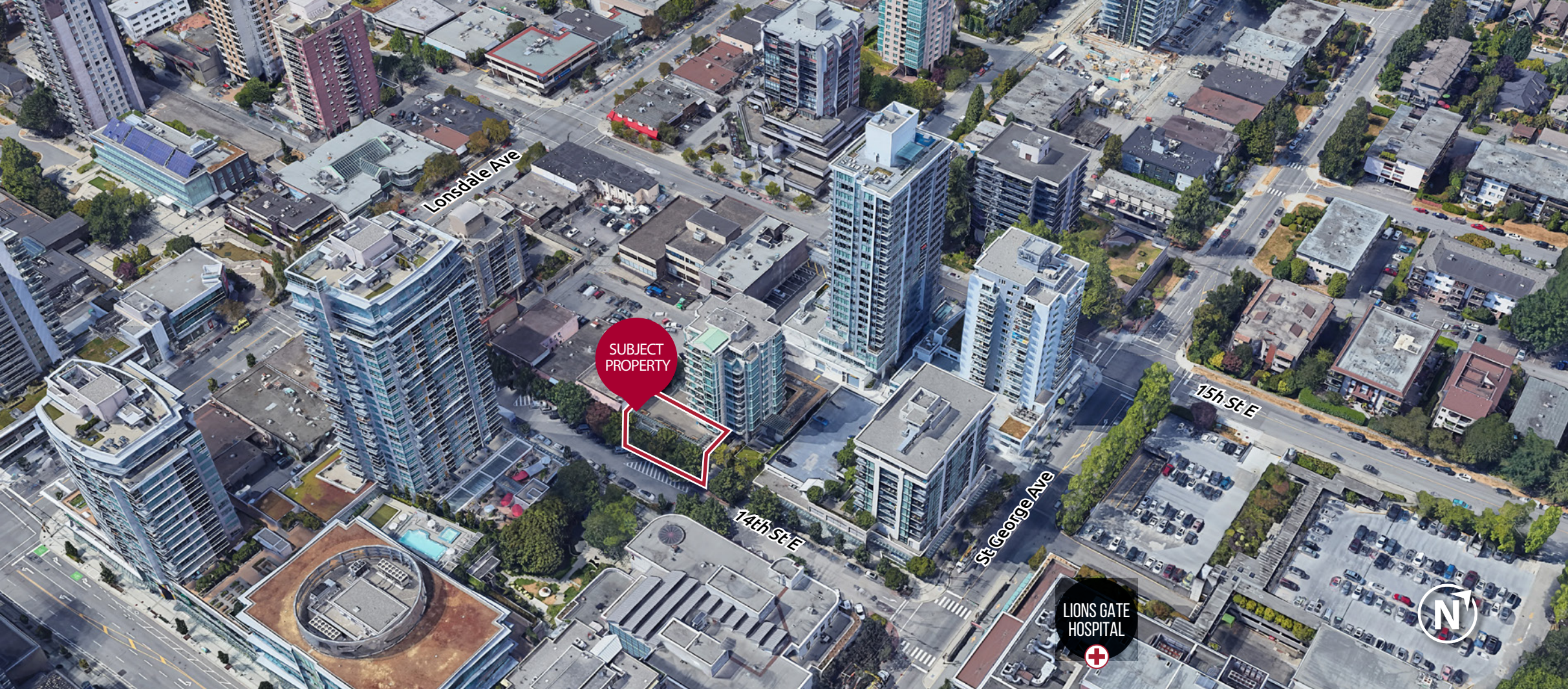
604.714.5747

ben.sigston@macdonaldcommercial.com

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL



PROPERTY INFORMATION

LOCATION

The retail units are located on the north side of east 14th Avenue, between Lonsdale to the west and St. George Street to the east in the Central Lonsdale area

ADDRESS

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

LEGAL

STRATA LOT 1, PLAN LMS1203, DISTRICT LOT 549, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID

018-654-801

NEIGHBOURHOOD

Central Lonsdale

PROPERTY SIZE

3,288 sf rentable / 3,283 sf according to strata plan

IMPROVEMENTS

Strata Lot 1 is comprised of four retail units on the main floor of a twelve storey concrete building

PARKING

Four (4) stalls plus seven (7) stalls for visitors of commercial tenants

TAXES (2023)

\$26,897.12

YEAR BUILT

1993

TENANCY

The strata lot has been demised into four retail units and is currently fully tenanted

LEASE DETAILS

Contact Listing Agents for more information

NET OPERATING INCOME

\$146,153

ASKING PRICE

\$4,198,000.00

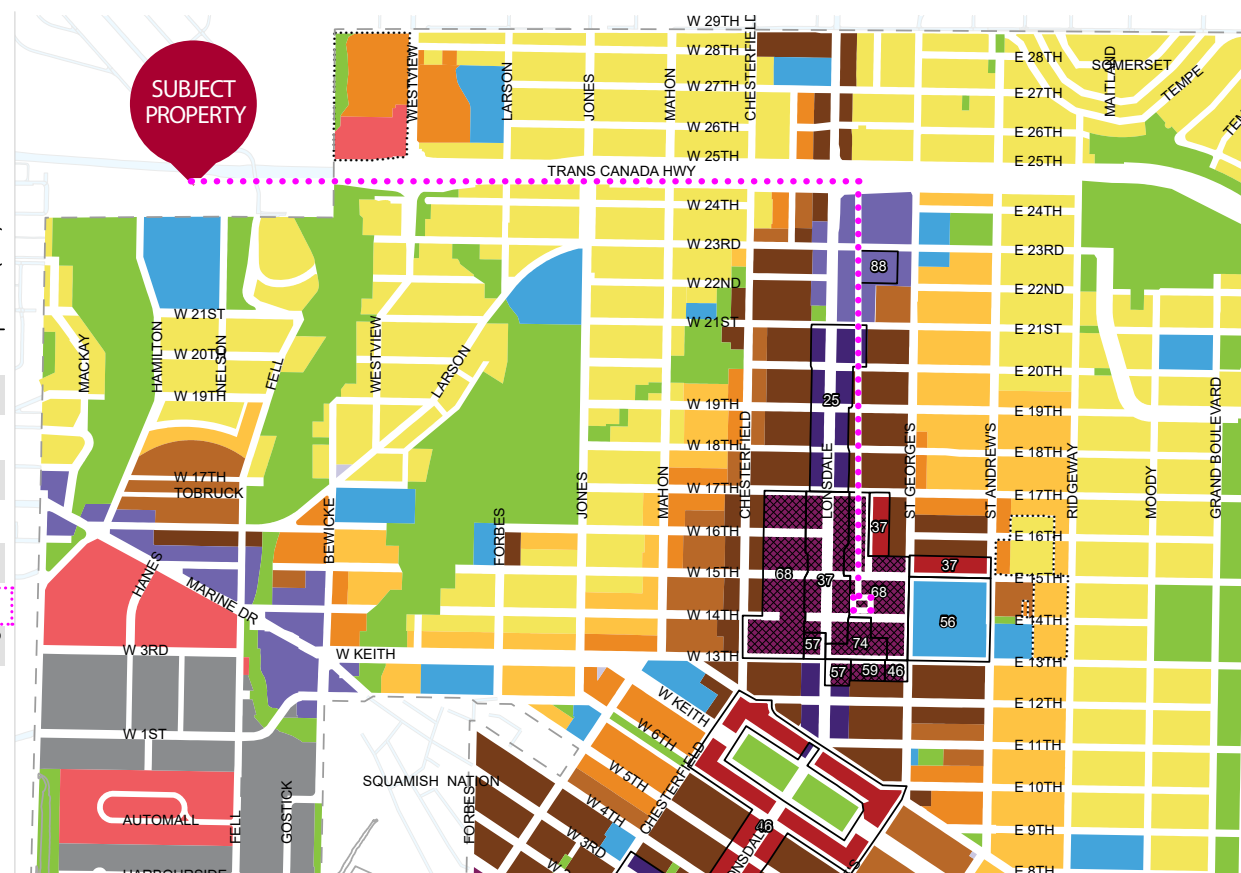
UNIT #1 140 E. 14TH STREET

North Vancouver, BC

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

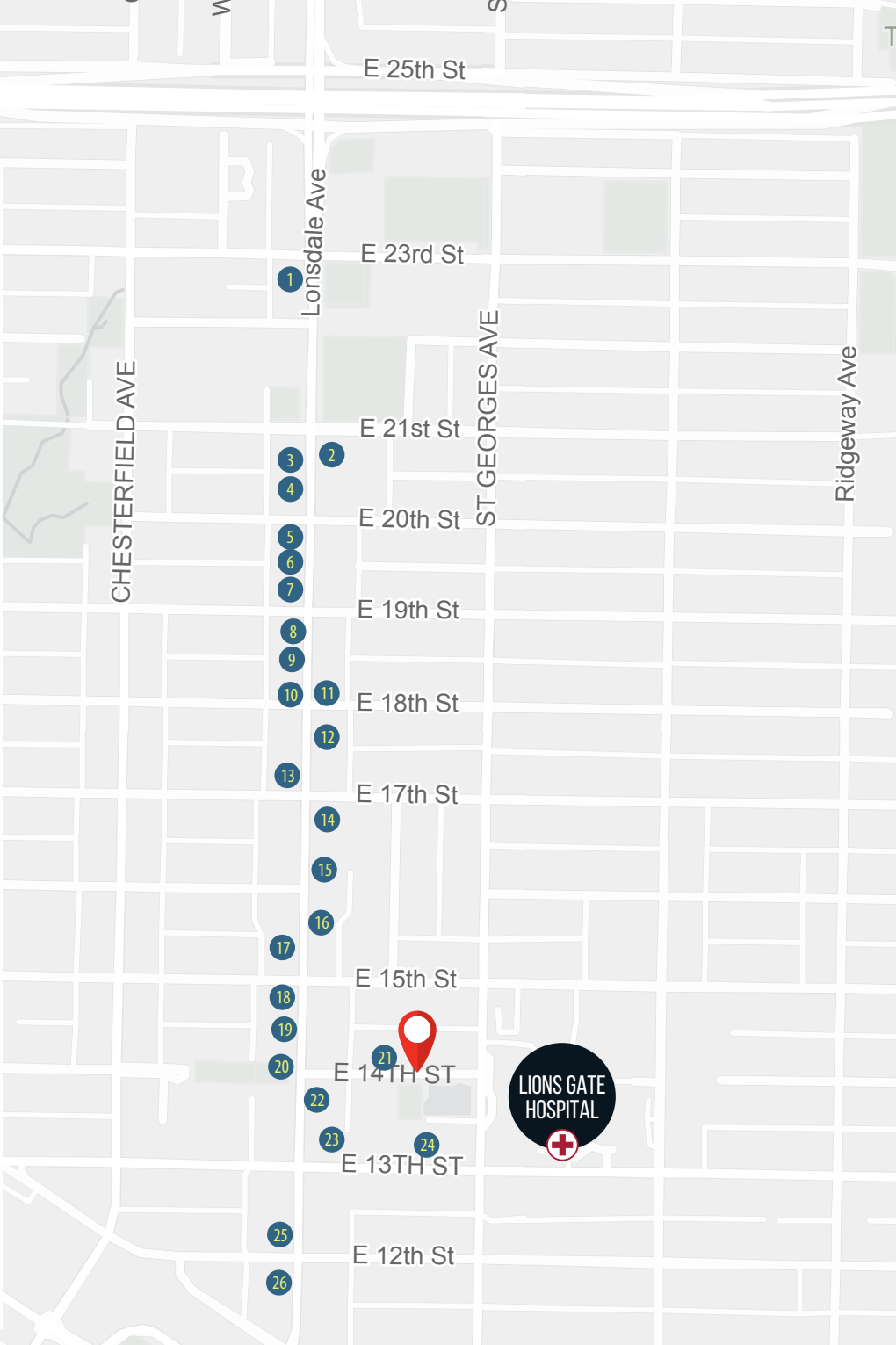
Central Lonsdale is one of the North Shore's busiest retail areas and is the focus for new development featuring increased density for rental and market condominiums, office space and a new recreation centre. The property has been professionally maintained and managed and will provide exceptional value for a new owner.

Land Use Designation	OCP Density (FSR)	Maximum Bonus (FSR)
Residential Level 1 (Low Density)	0.5	
Residential Level 2 (Low Density)	0.5	
Residential Level 3 (Low Density)	0.75	
Residential Level 4A (Medium Density)	1.0	
Residential Level 4B (Medium Density)	1.25	
Residential Level 5 (Medium Density)	1.6	up to 1.0
Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use Level 1 (Low Density)	1.0	
Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
Mixed Use Level 4A (High Density)	2.6	up to 1.0
Mixed Use Level 4B (High Density)	3.0	up to 1.0
Harbourside Waterfront (Mixed Use)	2.05	up to 0.15
Parks, Recreation & Open Space		
School & Institutional		
Commercial		
Mixed Employment		
Industrial		



NEARBY AMENITIES & SHOPPING

1. White Spot
2. London Drugs
3. Indian Fusion Restaurant
4. Bori Korean Restaurant
5. Sushi Umi
6. Chilli 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

Brian Tattrie

604.714.4783

brian.tattrie@macdonaldcommercial.com

Ben Sigston*

604.714.5747

ben.sigston@macdonaldcommercial.com

* Personal Real Estate Corporation

Macdonald Commercial R.E.S. Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

Macdonald

COMMERCIAL

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.