

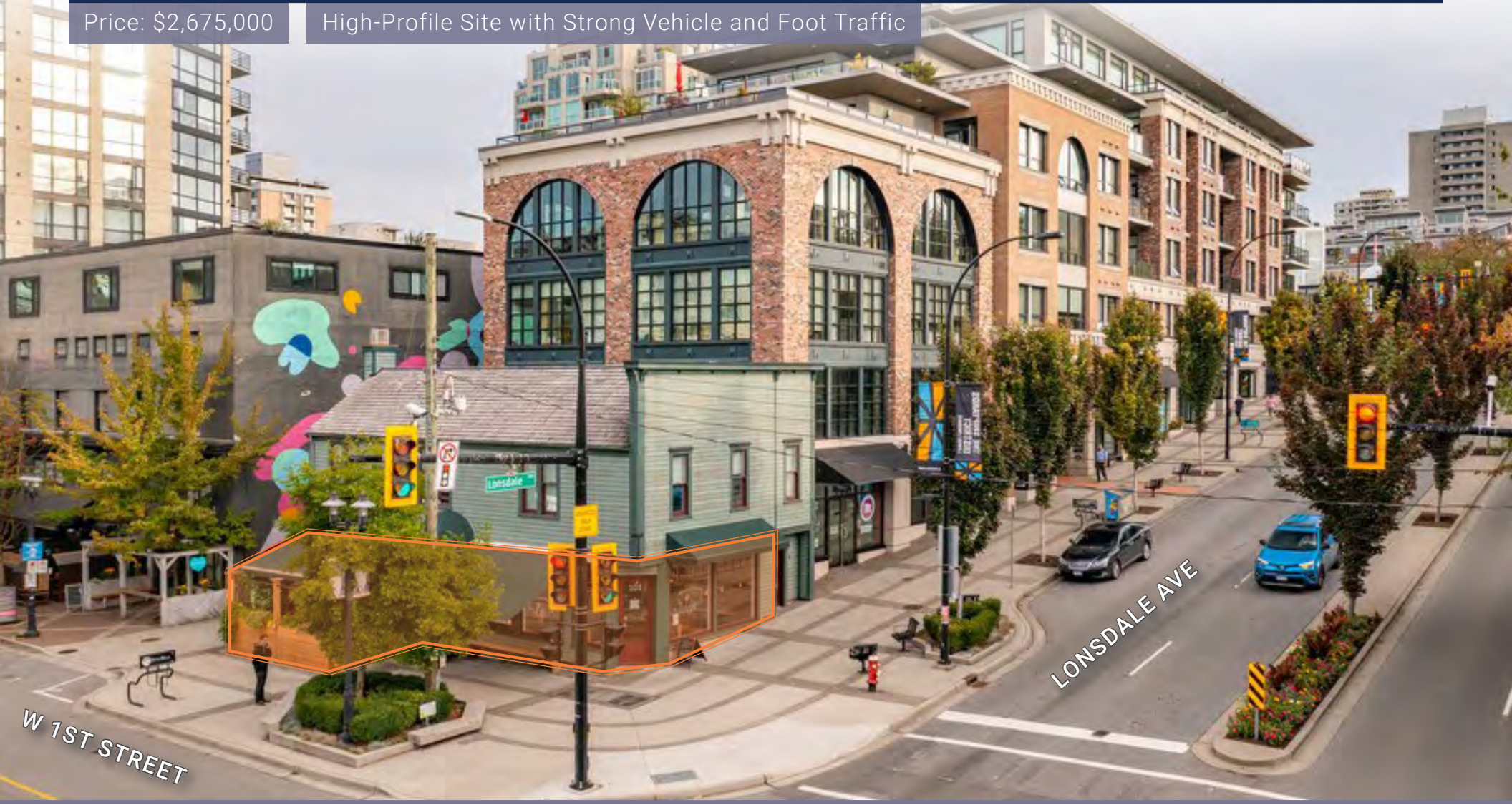
FOR SALE

Wallace & McDowell
101 Lonsdale Avenue, North Vancouver, B.C.

1,185 SF CORNER-UNIT WITH VENTING & PATIO CAPABILITY AVAILABLE IN THE HEART OF LOWER LONSDALE

Price: \$2,675,000

High-Profile Site with Strong Vehicle and Foot Traffic



Marcus & Millichap

OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is excited to present a rare investment opportunity for an investor or owner-user to acquire an improved and recently vacant strata unit at 101 Lonsdale Avenue, North Vancouver, B.C (the "Subject Property"). Positioned at the bustling intersection of Lonsdale Avenue and W 1st Street, this unit is suitable for diverse retail uses, including restaurants with existing kitchen venting, washrooms, HVAC, and coolers.

Benefiting from high visibility and just two blocks away from Lonsdale Quay and the Seabus Terminal, the Subject Property is encompasses a prime stratified retail unit in Lower Lonsdale, a neighborhood undergoing rapid growth and densification.

SALIENT DETAILS

Address:	101 Lonsdale Avenue, North Vancouver, B.C.
PID:	029-852-315
Legal Description:	Strata Lot 1, Block 156, Plan EPS3573, District Lot 274, Group 1, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
Zoning:	CD-647 (Comprehensive Zone District 647)
Year Built:	2016*
Saleable SF:	1,185 SF
Parking:	Right to rent 1 reserved stall
Storage:	Right to rent storage
Unit Specs:	<ul style="list-style-type: none">• Hood vent• 2 walk-in coolers• 400-amps• Gas• Built-out washrooms• Patio
Strata Fees:	\$1,036.73 / month (\$10.50 PSF / annum)
Property Taxes:	\$19,779.23 / annum (\$16.69 PSF)
Price:	\$2,675,000

*Effectively rebuilt. Original structure dated to 1904.



HIGHLIGHTS



Prime corner strata unit comprised of 1,185 SF



Well-suited for a variety of retail uses, creating opportunity for an investor / owner to capitalize on one of Metro Vancouver's most desirable neighbourhoods, in a dense residential node



Desirable patio with frontage along West 1st Street



Equipped with hood vent, two walk-in coolers, and 400-amp service



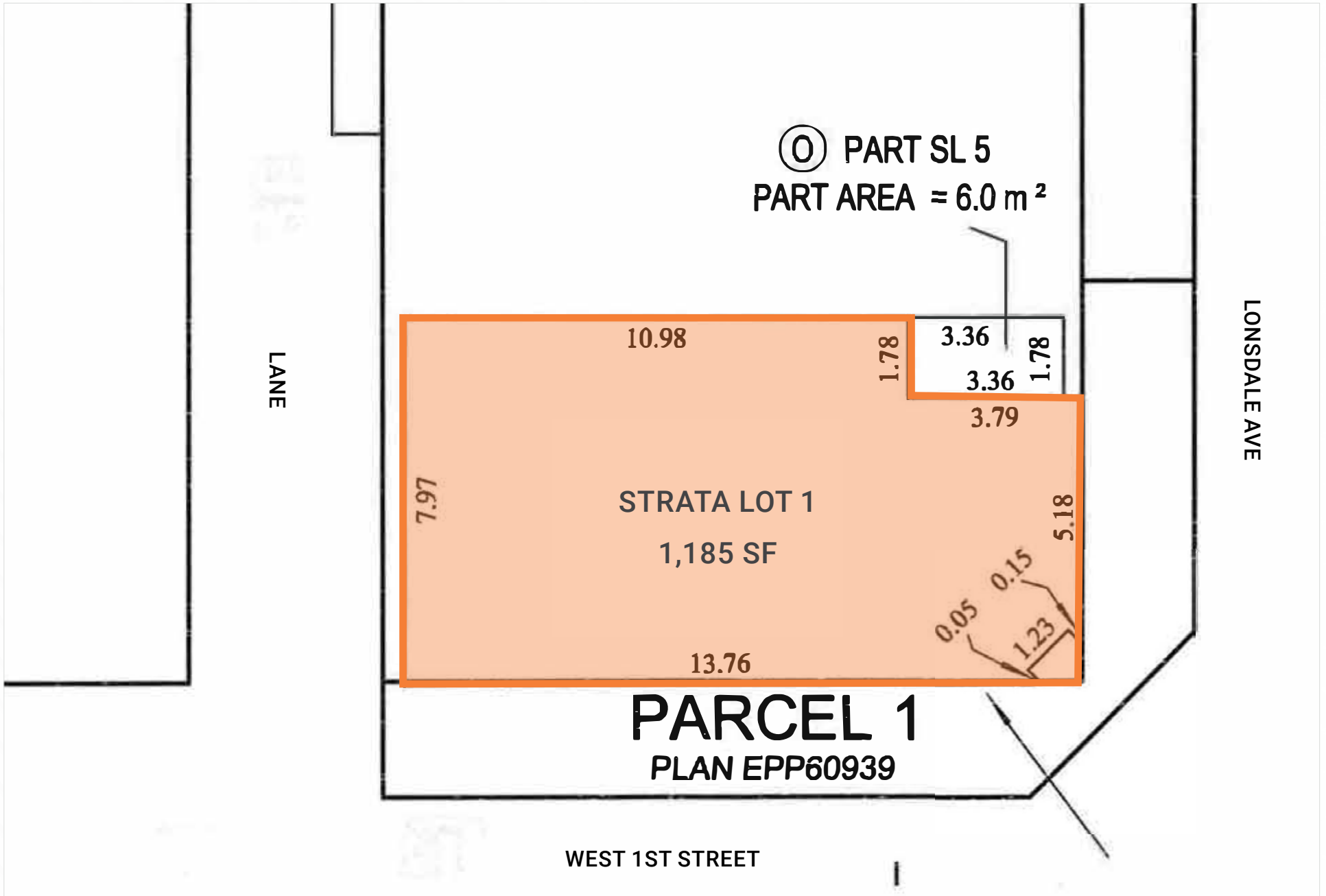
Highly sought-after locale and easily accessible location in Lower Lonsdale, only two blocks from Lonsdale Quay and the Seabus Terminal



Unparalleled and rare street-facing corner unit in an exciting community experiencing rapid economic growth



STRATA PLAN





LOCATION OVERVIEW

The Subject Property is centrally located in Lower Lonsdale, providing for convenient access to Highway 1 and greater Vancouver via 3rd Street West and Marine Drive. The site is serviced by multiple bus lines and is conveniently located only two minutes from the Lonsdale Quay Seabus terminal, which provides direct access to Downtown Vancouver.

The opportunity is a short walking distance from The Shipyards and Lonsdale Quay Public Market, the cultural and entertainment hub of North Vancouver. The Shipyards at Lonsdale Quay offer picturesque waterfront views of Downtown Vancouver and a wide selection of dining, shopping, and entertainment opportunities.

Lower Lonsdale is experiencing attractive growth and economic expansion, becoming one of Metro Vancouver’s most desirable neighborhoods. The Subject Property presents a fantastic opportunity to capitalize on the growing community and economic prosperity of Lower Lonsdale.



 WALK SCORE <h1 style="font-size: 2em;">95</h1> WALKER'S PARADISE	 BIKE SCORE <h1 style="font-size: 2em;">72</h1> VERY BIKEABLE
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Demographics	1KM	2KM	3KM	North Vancouver
Population	24,407	51,673	75,041	62,598
Average Household Income	\$100,178	\$104,856	\$115,487	\$110,017
Population Growth (2017-2022)	9.90%	9.30%	7.90%	8.30%
Projected Population Growth (2022-2027)	7.50%	7.00%	4.90%	5.90%

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