

2030 MARINE DRIVE, NORTH VANCOUVER

OCCUPIER OPPORTUNITY WITH 16 STRATA-TITLED UNITS

FOR
SALE

OCCUPIER OPPORTUNITY
WITH LANDLORD'S RIGHT TO TERMINATE
LEASES UPON OWNERSHIP TRANSFER



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Fully Renovated Concrete Office Building With 16 Strata-titled Units

Civic Address	2030 Marine Drive, North Vancouver
Legal Description	STRATA LOTS 1-16, PLAN LMS2241, DISTRICT LOT 764, 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 1
Lot Size	± 14,854 SF
Gross Building Area	1st Floor: ± 6,025 SF 2nd Floor: ± 6,212 SF 3rd Floor: ± 6,219 SF 4th Floor: ± 6,229 SF Parking: ± 1,574 SF Total: ± 26,259 SF
Year Built	1984
Zoning	C9 [Marine Drive Commercial]
Gross Annual Revenue (Projected 2024)	\$1,174,070*
Average Tenancy Length	3 Years
Price	Contact Listing Agents

*Based on Future-Orientated Statement of Earnings produced by MNP. Does not include potential income derived from owner-occupier units.



EXTEND YOUR SUMMER BUYER BONUS

As a bonus, the buyer of 2030 Marine Drive will receive a **\$7,500 TRAVEL VOUCHER** if the sale completes before **December 31, 2024**.





Highlights



Leases are structured with **termination clauses**, providing for the opportunity to occupy upon ownership transfer.



97% of the office units are occupied, with upside to lease the owner-occupied units for an estimated gross annual rent of \$60,000+/-



Future opportunity to negotiate easement compensation with adjacent property.



Fully renovated concrete office building with high-end finishings, sprinkler system, modern exterior paint, and new HVAC, CCTV security, and electrical systems; totaling over **\$1,100,000 in improvements**.



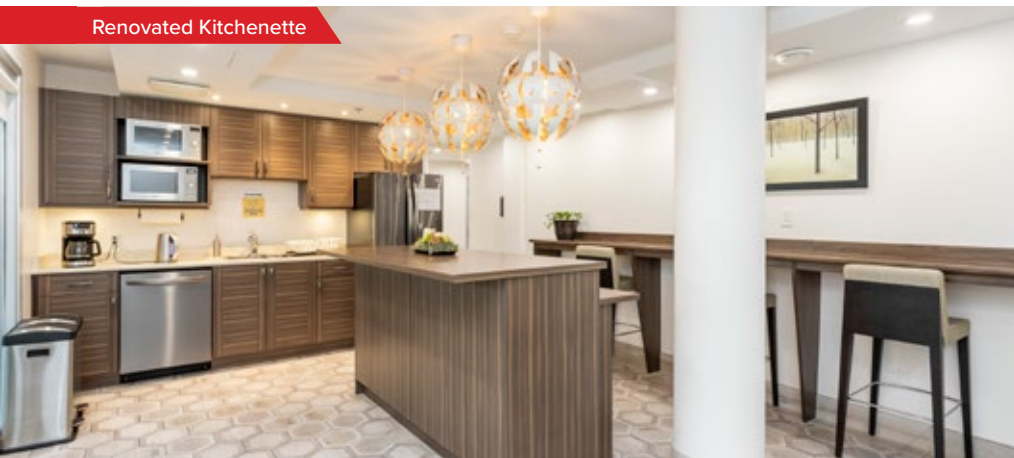
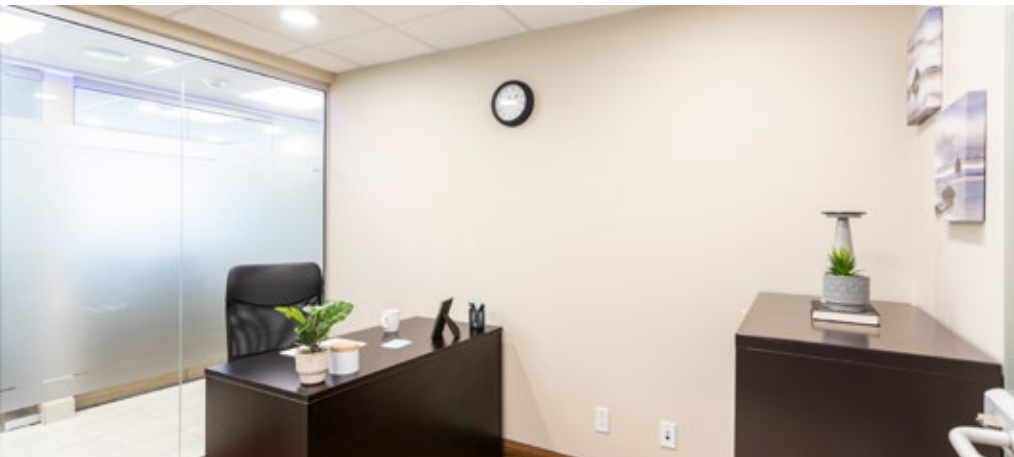
Uniquely structured as **16 strata-titled units** with a mix of retail, standard office suites, and micro office units; all properly demised and registered with the District of North Vancouver.



60 parking stalls (52 underground, 8 surface) presenting additional sources of revenue.



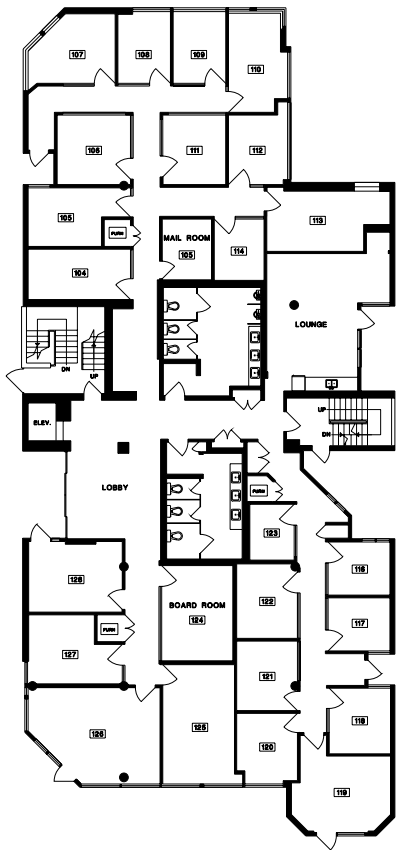
Strong average household income in North Vancouver of \$170,200*



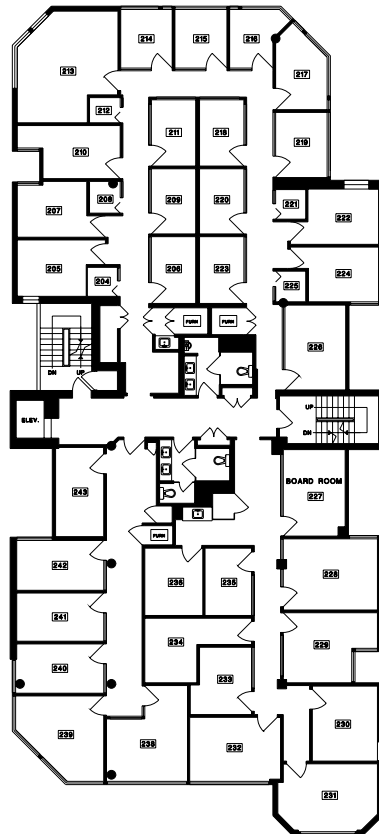
Renovated Kitchenette

*Based on Statistics Canada Census Data [2020]

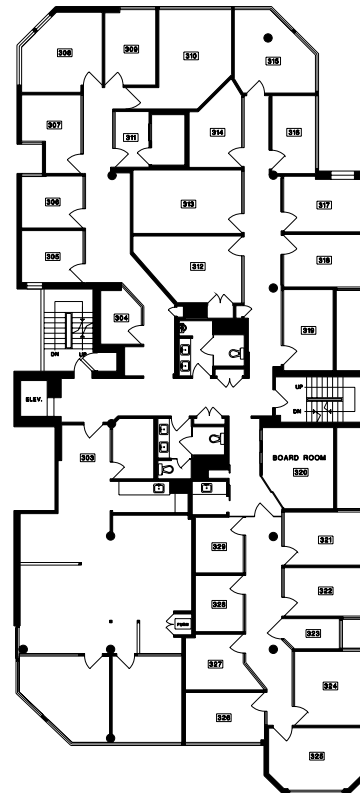
Floor 1
6,025 SF



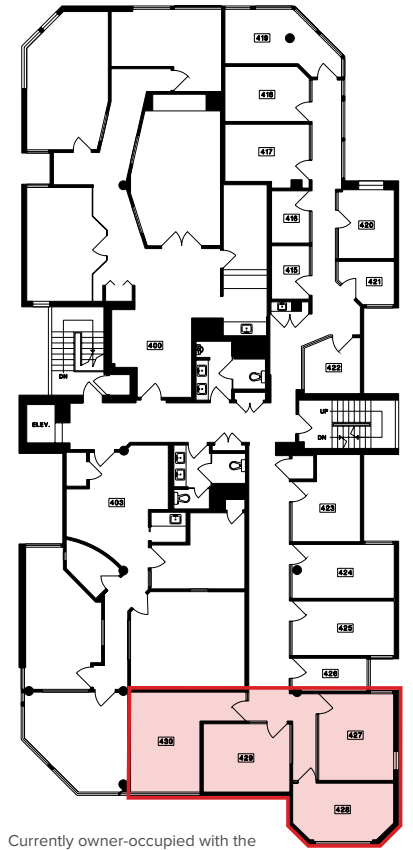
Floor 2
6,212 SF



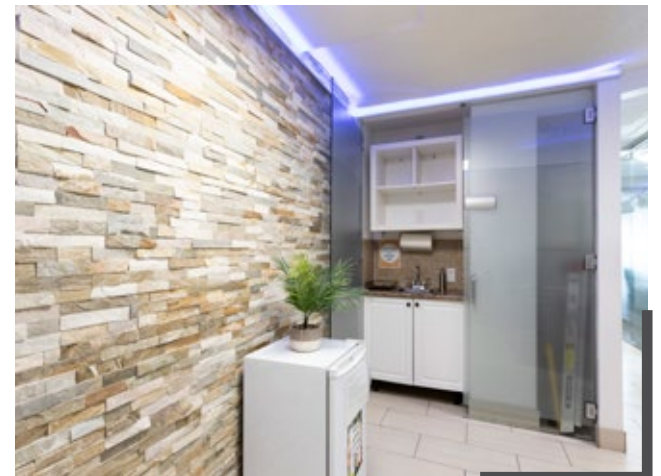
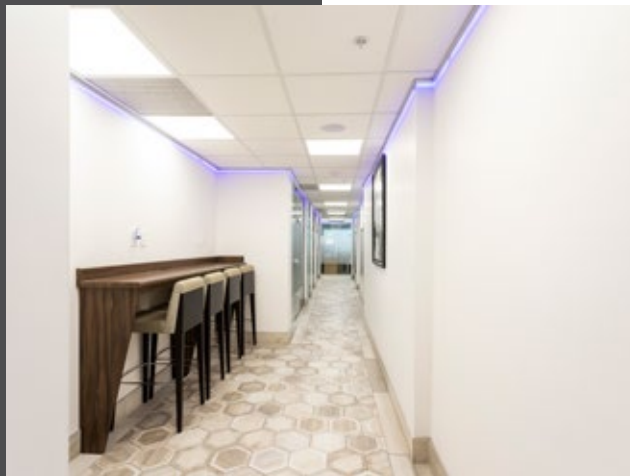
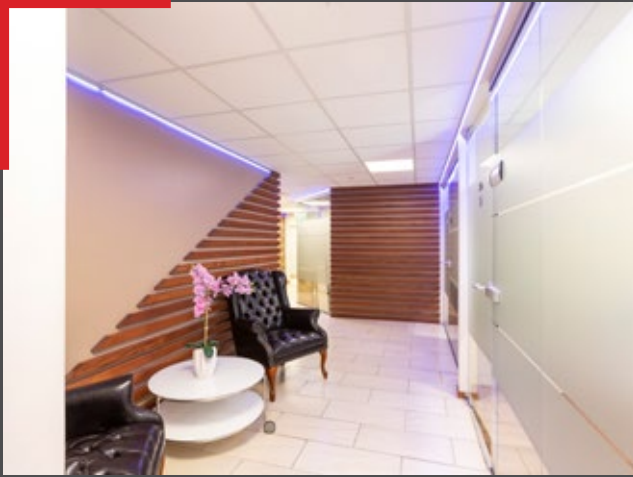
Floor 3
6,219 SF



Floor 4
6,229 SF



Currently owner-occupied with the potential to increase revenue upon leasing



Location Overview

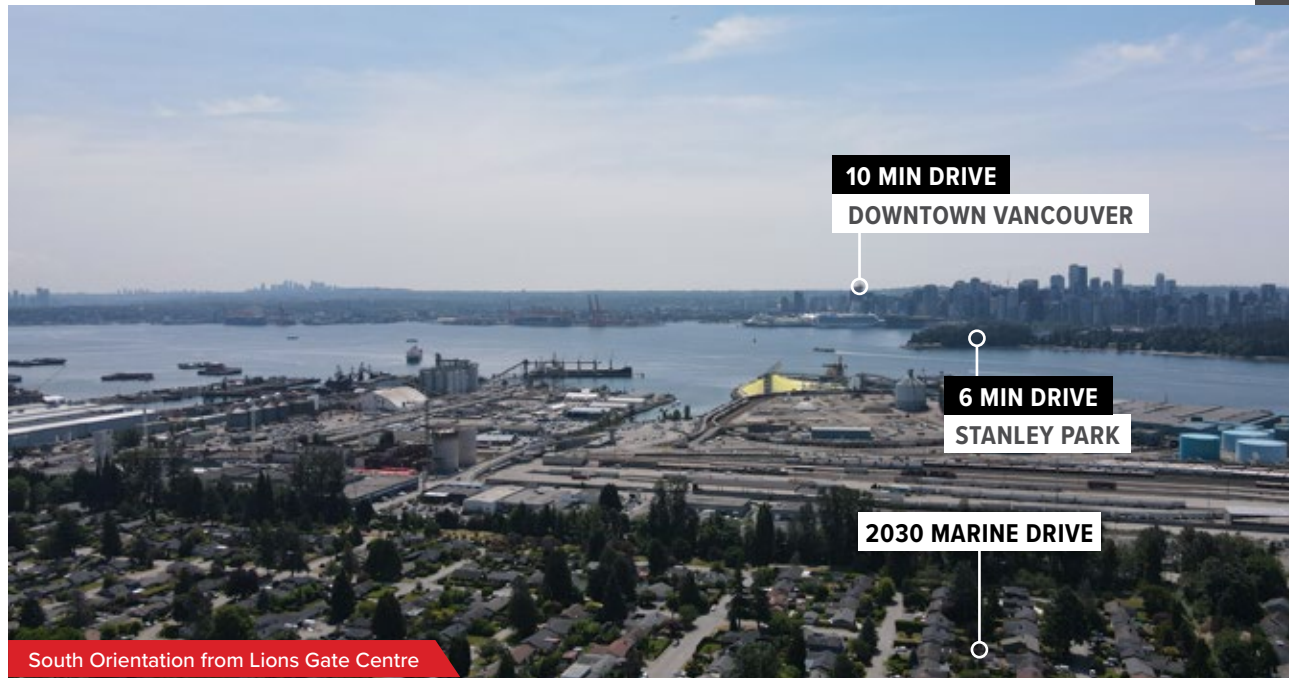
Lions Gate Centre is located along Marine Drive in North Vancouver, in Lions Gate Village, a corridor which is highly regarded for its a blend of urban conveniences, strong population, and scenic outlooks, making it an ideal destination for both businesses and residents. With the recently renovated Park Royal Shopping Centre to the West, Lions Gate Bridge to the South, Highway 1 to the North, and Capilano Mall to the East, Lions Gate Centre is fully supported by area drivers and accessibility. Lions Gate Centre also benefits from the surge in population density immediately surrounding the site, with over 2,000 new homes (completed since 2018 & projected).

North Vancouver has experienced steady growth in real estate values over the years, and this upward trajectory is expected to continue into the future. The city's desirability as a place to live and work, combined with limited available land, lends itself to many future investment strategies to implement toward the Lions Gate Centre - contact listing agents for more details.





2030 MARINE DRIVE



**10 MIN DRIVE
DOWNTOWN VANCOUVER**

**6 MIN DRIVE
STANLEY PARK**

2030 MARINE DRIVE

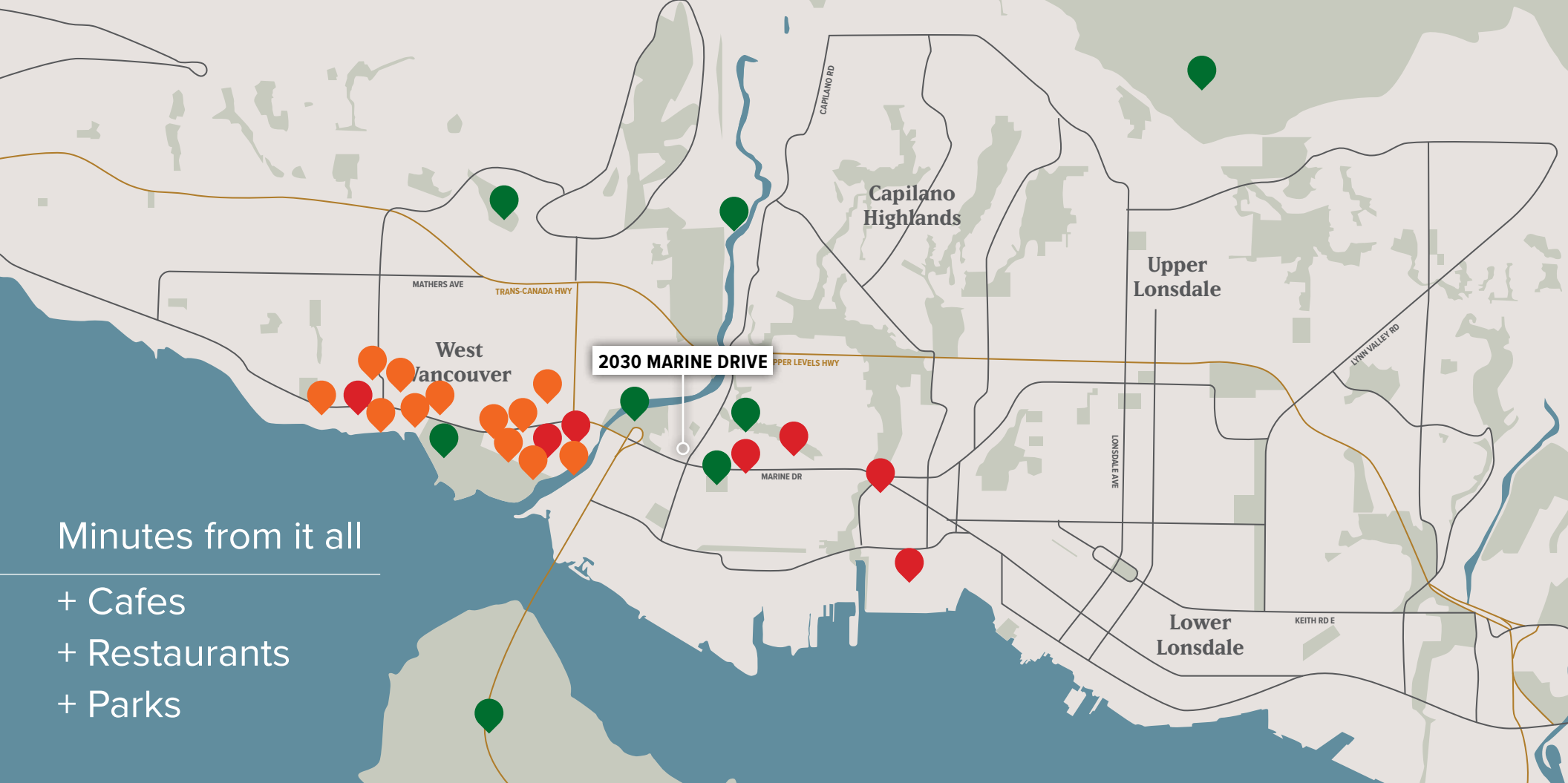
South Orientation from Lions Gate Centre



**4 MIN DRIVE
TRANS-CANADA HWY 1**

2030 MARINE DRIVE

North Orientation from Lions Gate Centre



Minutes from it all

- + Cafes
- + Restaurants
- + Parks

Shopping & Conveniences

- | | | |
|--------------------|--------------|---------------------|
| Park Royal | London Drugs | Capilano Mall |
| Whole Foods Market | PetSmart | Northshore AutoMall |
| Michaels | Atmosphere | Fresh St. Market |
| Simons | Indigo | Sungiven Foods |
| Staples | Nespresso | Save-On Foods |
| Hudson's Bay | Oak + Fort | Cineplex Cinemas |
| Saks OFF 5TH | Peloton | |

Eateries and Cafes

- | | |
|----------------------|---------------------------|
| Cactus Club Café | Chez Michel |
| The Village Taphouse | Crema Café Bar |
| Caffe Artigiano | Raku Japanese Kitchen |
| Milestones | Handi Indian |
| Market Square Café | Savary Island Pie Company |
| AngusT Bakery & Café | |
| Ancora | |

Scenic Spots

- | | |
|---------------------------------|-------------------------------|
| Ambleside Park & Beach | Lynn Headwaters Regional Park |
| Klahanie Park | Barbour Park |
| Norgate Park | Hollyburn Country Club |
| Stanley Park | |
| Capilano Suspension Bridge Park | |

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