



LONSDALE COURT

227 - 1433 LONSDALE AVE
NORTH VANCOUVER, BC

COURTYARD FACING
FLEXIBLE OFFICE /
RETAIL STRATA

FOR SALE

BRENT BRNADA
PERSONAL REAL ESTATE CORPORATION
778.956.8876 | brentb@remax.net

RE/MAX
COMMERCIAL

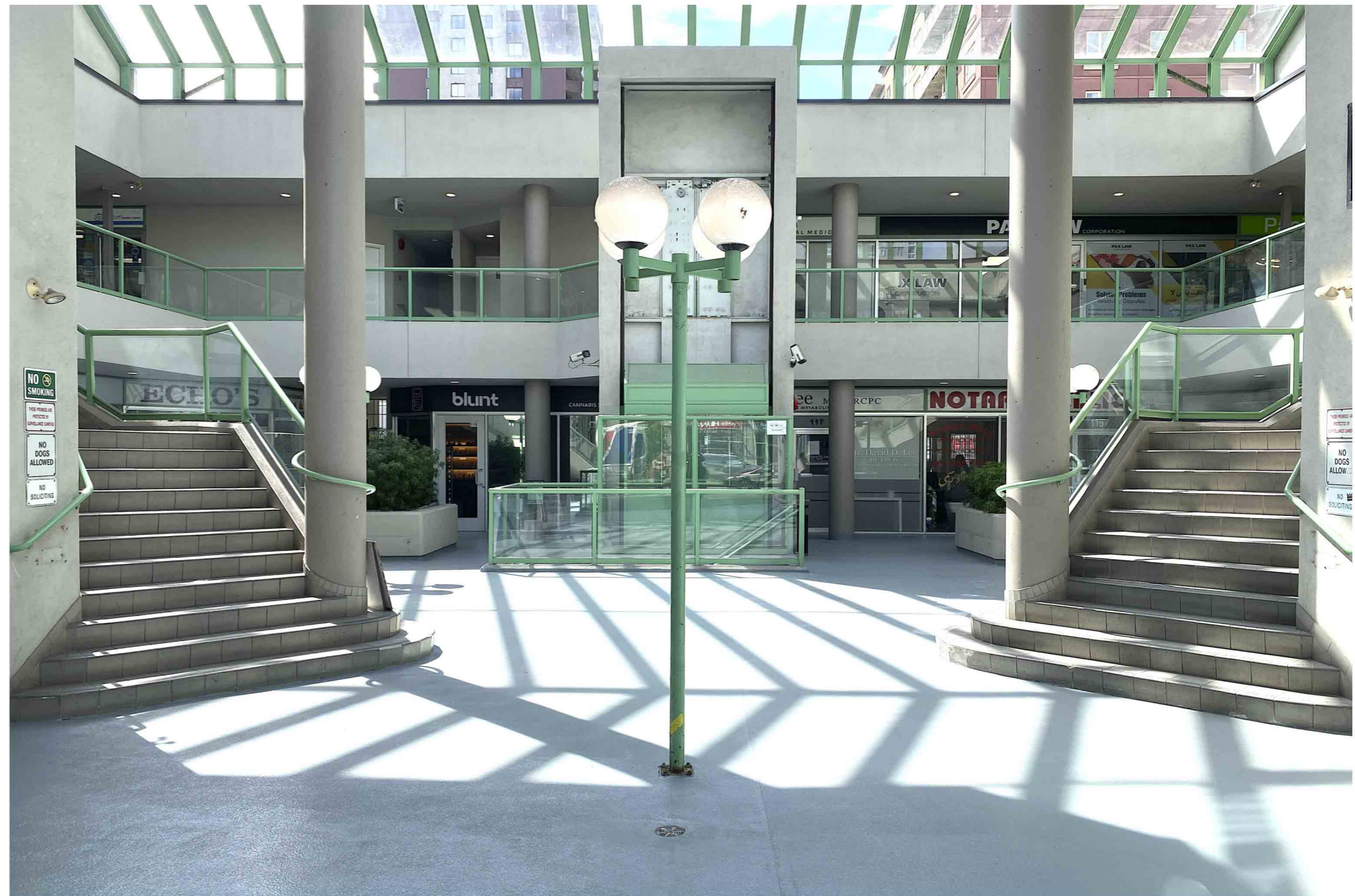
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Uniquely positioned 452 square foot second level courtyard facing strata unit with 22' of storefront zoned CD-124 for a variety of uses including personal service establishments and retail located in the epicentre of Central Lonsdale, North Vancouver's most trafficked retail commercial corridor, with a mix of national brand tenants, and curated local shops. The space is well improved, and currently used as an office, with 3 offices, a reception area, and a pre-fitted kitchenette ready for a plumbing connection. The building features an over height glass canopy creating an atrium above a central courtyard with two stairwells and elevator access. The courtyard exudes a west coast interpretation of brutalist architecture, with exposed concrete forms and geometric massing. The unit has 1 designated parking stall, with 13 visitor parking stalls in the building. Vacant possession or seller leaseback available at a monthly rent of \$3,000.

STRATA AREA	452 SQUARE FEET
ZONING	CD-124 (VARIETY OF RETAIL & SERVICE USES)
PARKING	1 UNDERGROUND DEDICATED STALL
OCCUPANCY	VACANT POSSESSION OR SELLER LEASEBACK
STRATA FEE	\$317.14 MONTHLY
TAXES	\$5,522.12 (2025)
LIST PRICE	\$579,000.00

SALIENT DETAILS

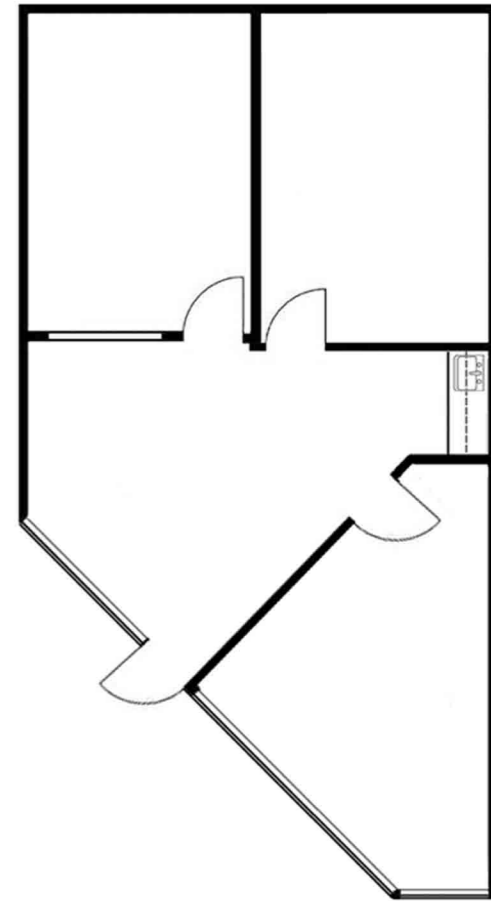
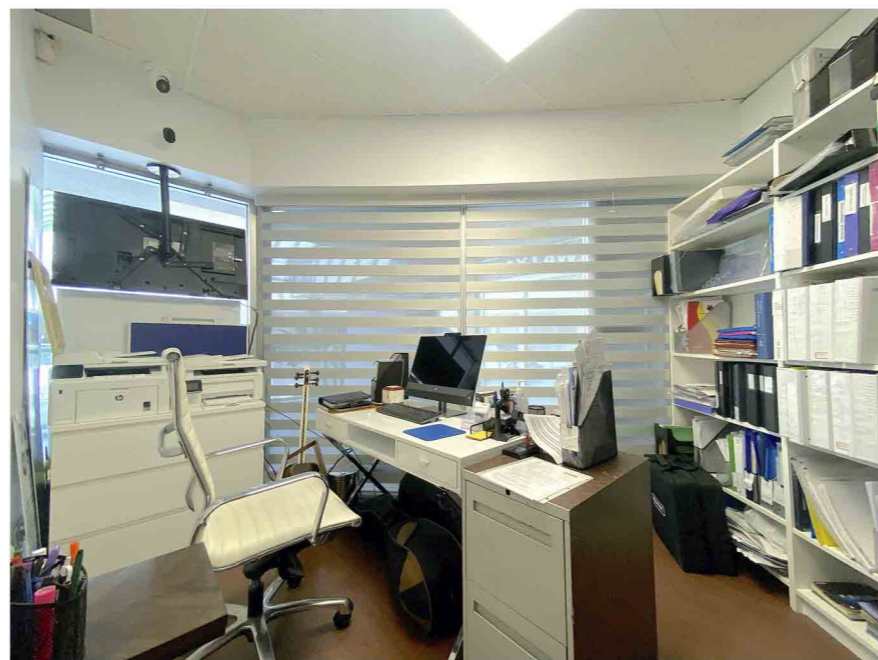
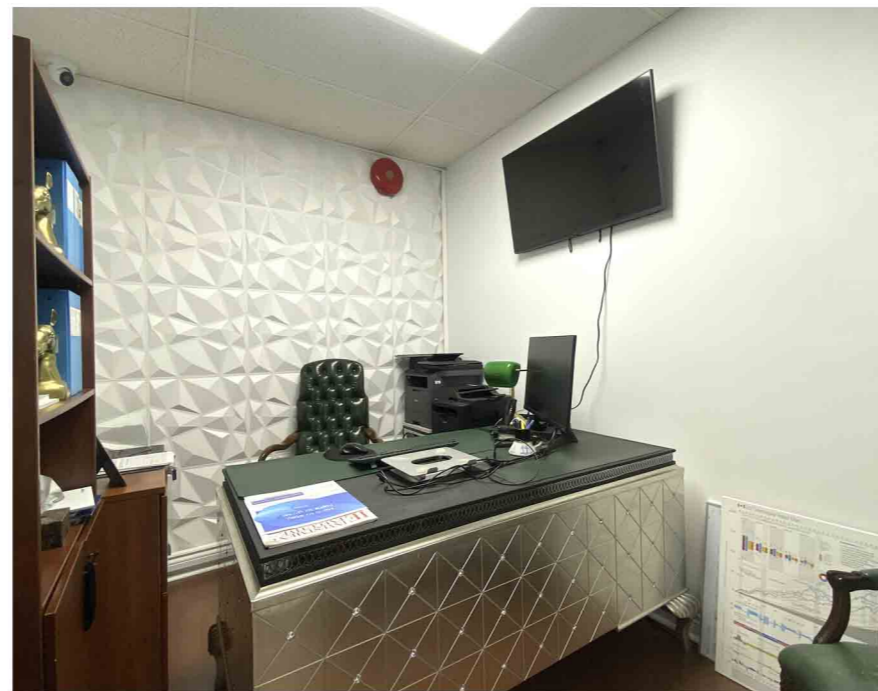




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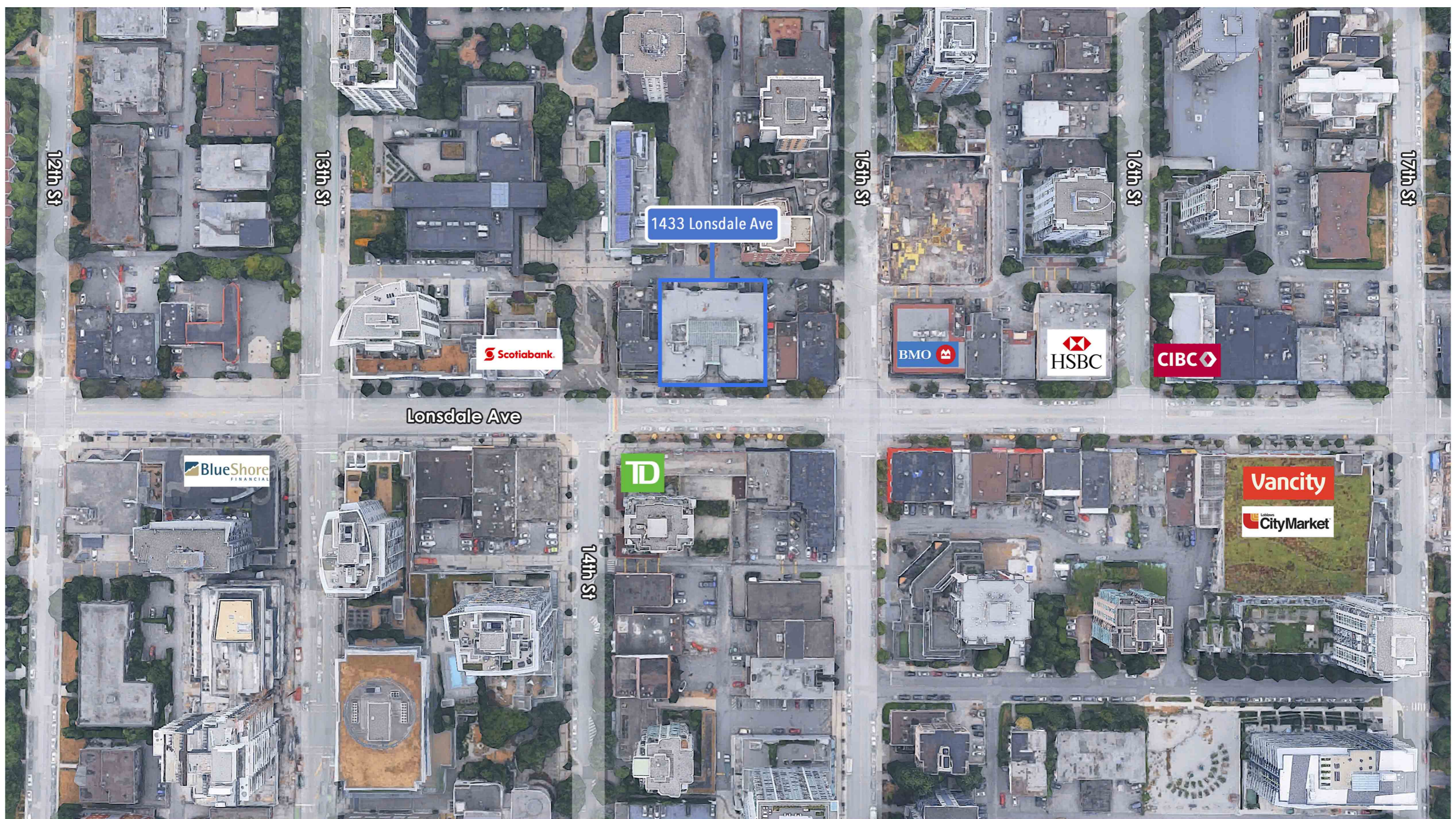
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IMAGERY



FLEX USES **GLASS ATRIUM** WELLNESS IN DESIGN
22' OF STOREFRONT





1433 Lonsdale Ave

Lonsdale Ave

Scotiabank

BMO

HSBC

CIBC

BlueShore
FINANCIAL

TD

Vancity

CityMarket

AERIAL MAP

[CLICK HERE](#) FOR MORE INFORMATION
ON THE 'LONSDALE GREAT STREET PLAN'

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For more information, please contact:

BRENT BRNADA
PERSONAL REAL ESTATE CORPORATION
brentb@remax.net 778-956-8876

RE/MAX CITY REALTY
101 - 2806 Kingsway Ave
Vancouver, BC | V5R 5T5

RE/MAX
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CREINVESTMENT.CA