

**AVISON
YOUNG**

For Sale or Lease

51 Lonsdale Avenue
North Vancouver, BC



High-exposure retail space, prominently located on the corner of Lonsdale Avenue and West Esplanade

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FOR SALE OR LEASE

51 Lonsdale Avenue
North Vancouver, BC

Property details

ADDRESS

51 Lonsdale Avenue, North Vancouver, BC

SIZE

2,169 sf*

*Plus 700 sf bonus mezzanine storage area

ZONING

HRA

*Food and beverage related uses are restricted

PARKING

Three (3) stalls

PID

023-963-140

LEGAL DESCRIPTION

STRATA LOT 5 DISTRICT LOTS 271 AND 274 GROUP 1
NEW WESTMINSTER DISTRICT STRATA PLAN LMS3025
TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM 1

SALE DETAILS

ASKING PRICE

\$4,328,880

PROPERTY TAXES (2024)

\$29,563.01

STRATA FEES

\$930.00/month

LEASE DETAILS

ASKING LEASE RATE

\$60.00 psf/annum

TAXES & OPERATING COSTS

\$19.46 psf/annum (2024 estimate)

AVAILABILITY

Immediate

Location

The subject property is located on the highly exposed corner of Lonsdale Avenue and West Esplanade in the thriving Lower Lonsdale neighbourhood. Situated in proximity to downtown Vancouver, this waterfront district offers stunning views of the city skyline and the North Shore Mountains. Additionally, Lower Lonsdale benefits from a diverse and affluent population, as well as a steady influx of tourists drawn to its vibrant arts scene, recreational activities, and lively community events.

The Property is located within walking distance to the Lonsdale Quay Market and the Shipyards District, which offers an array of restaurants, breweries, shopping and more. 51 Lonsdale Avenue's location also benefits from various transportation options including many bus stops in the area and its walkable proximity to the Lonsdale Quay SeaBus Terminal which connects North Vancouver to downtown Vancouver and Waterfront Station (SkyTrain routes) in just 12 minutes.

Commute to Lonsdale Quay



2 MINUTE
drive



2 MINUTE
bike ride



3 MINUTE
walk

Property highlights



Frontage on both Lonsdale Avenue and West Esplanade



Desirable location in the heart of Lower Lonsdale



Easily accessible by transit



High ceilings and mezzanine



Extensive glazing and abundance of natural light

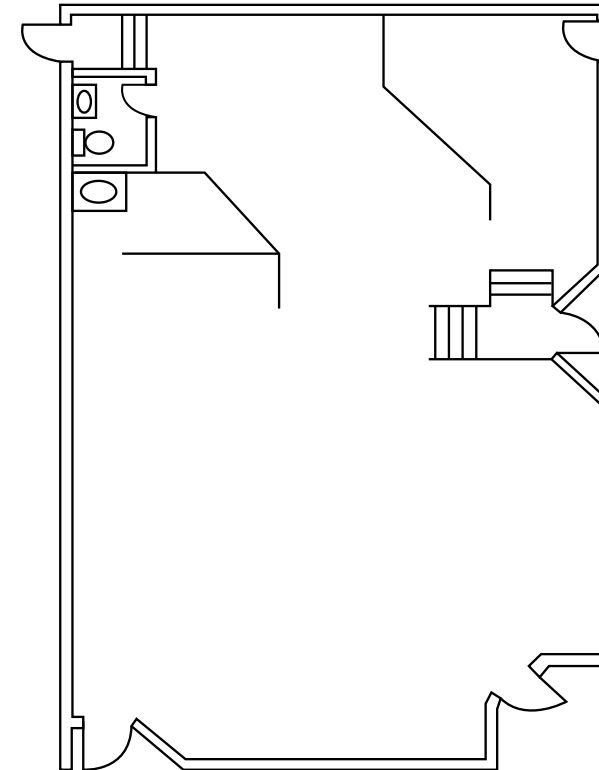


Surrounded by numerous amenities

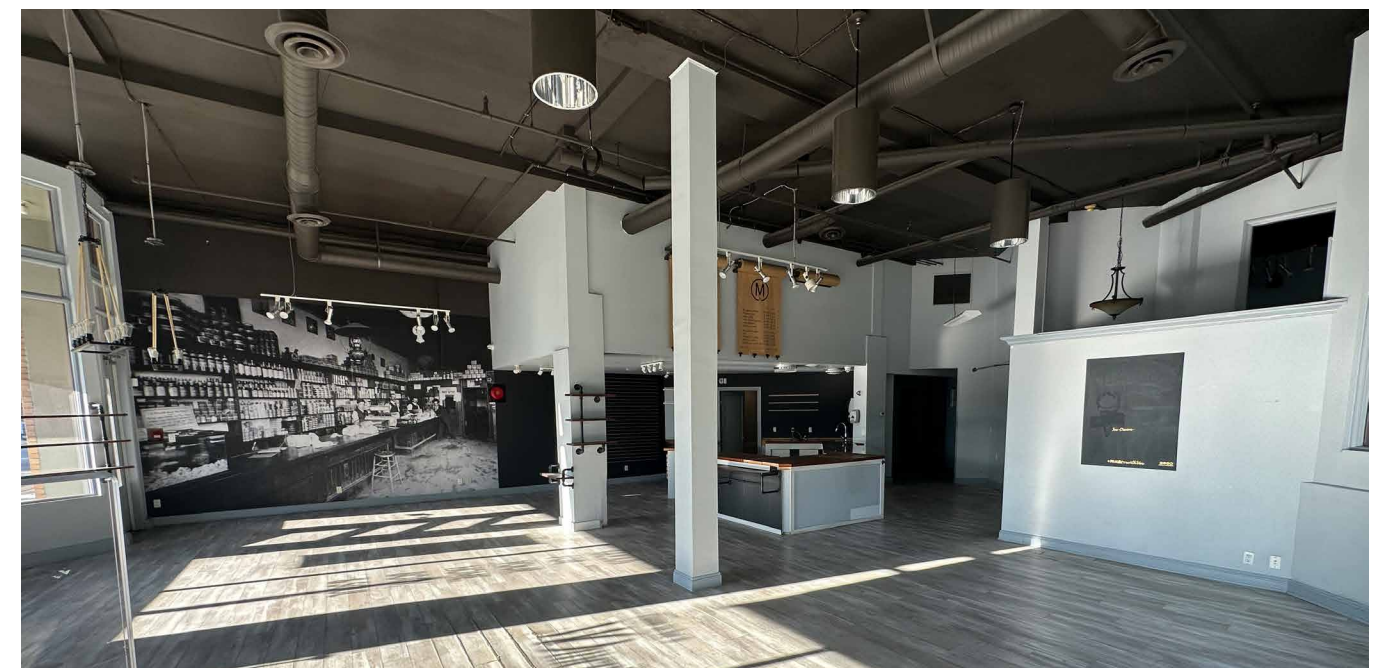
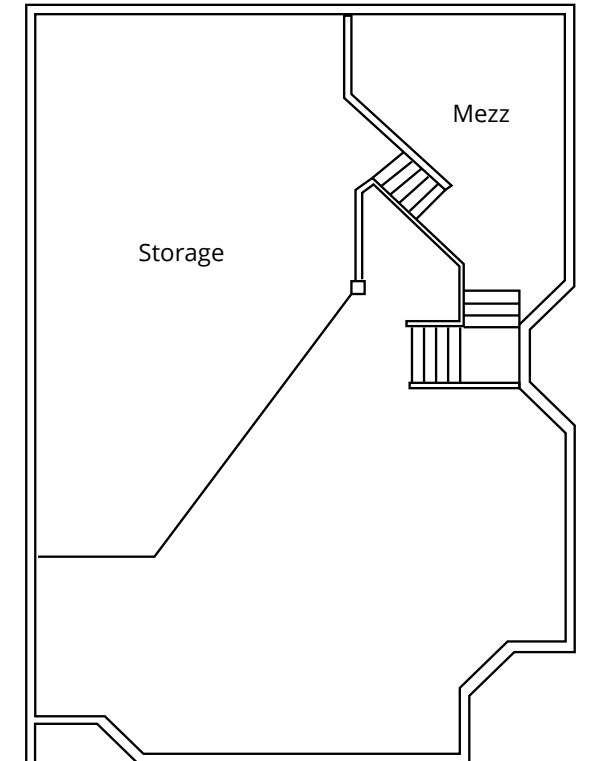
Floor plan

*Floor plans are not exact

MAIN FLOOR



MEZZANINE





Nearby amenities

- | | | |
|---------------------------|------------------------|------------------------------|
| 1. Lonsdale Shipyards | 8. Pure Pharmacy | 14. IGA |
| 2. Lonsdale Quay Market | 9. Streetcar Brewing | 15. Quesada Burritos & Tacos |
| 3. The Polygon Gallery | 10. 49th Parallel Cafe | 16. Browns Socialhouse |
| 4. JOEY Shipyards | 11. BC Liquor | 17. Lonsdale Pharmacy |
| 5. Burrard Dry Dock Pier | 12. Pharmasave | 18. Subway |
| 6. Tap & Barrel Shipyards | 13. Shoppers Drug Mart | 19. Derek Inman Park |
| 7. BMO | | |

Contact for more information

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