

# FOR SALE

**1,152 SF**  
Office Space



**201-132 E 14TH ST.**  
**NORTH VANCOUVER, BC**

## **NAVID GAMINI**

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Royal LePage Sussex, Brokerage  
2397 Marine Drive, West Vancouver, BC



# PROPERTY OVERVIEW

- Second-floor office space
- Located in the heart of Central Lonsdale
- Recently renovated
- 5 enclosed office rooms
- Usable Area: 1,152 Sqft
- 1 open plan area, 1 kitchenette
- Large windows, abundant natural light
- C-1B Central Lonsdale Mixed Use B zoning
- Walking distance to shops, restaurants, banks, etc.
- Close to major transportation routes
- Ideal for owner user or investor
- 2 Parking Spots are available
- Asking price: \$1,198,000



# PROPERTY PHOTOS



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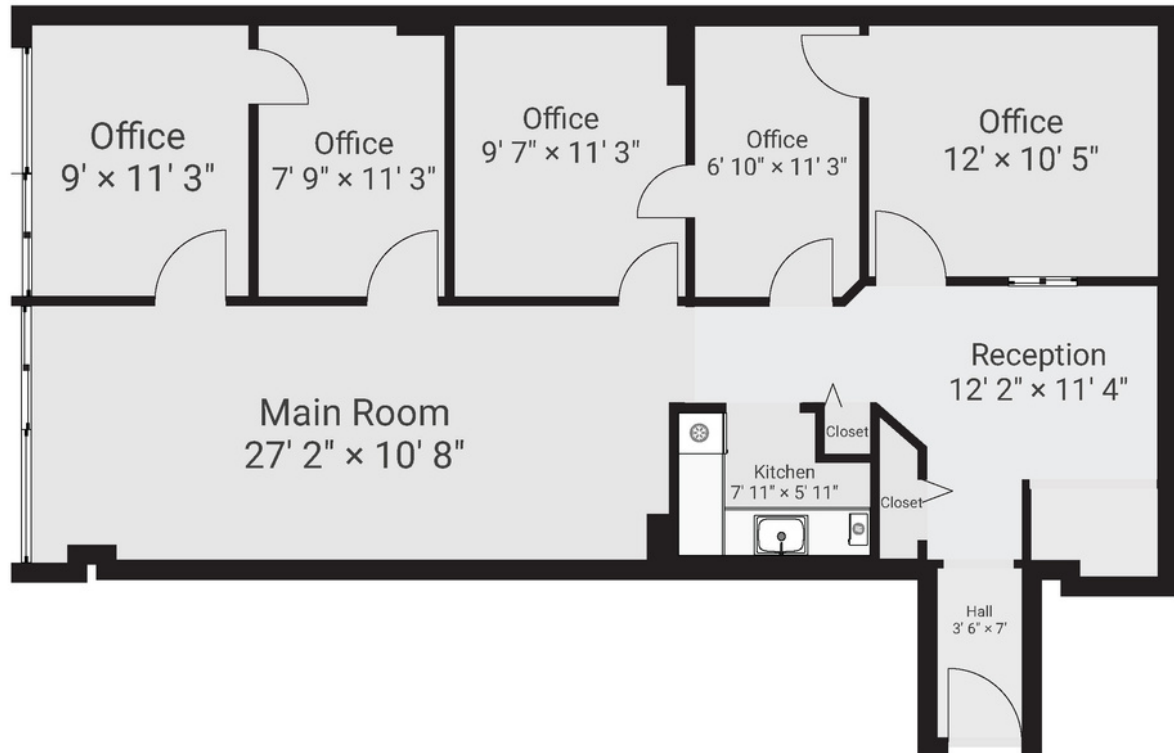


# FLOOR PLAN

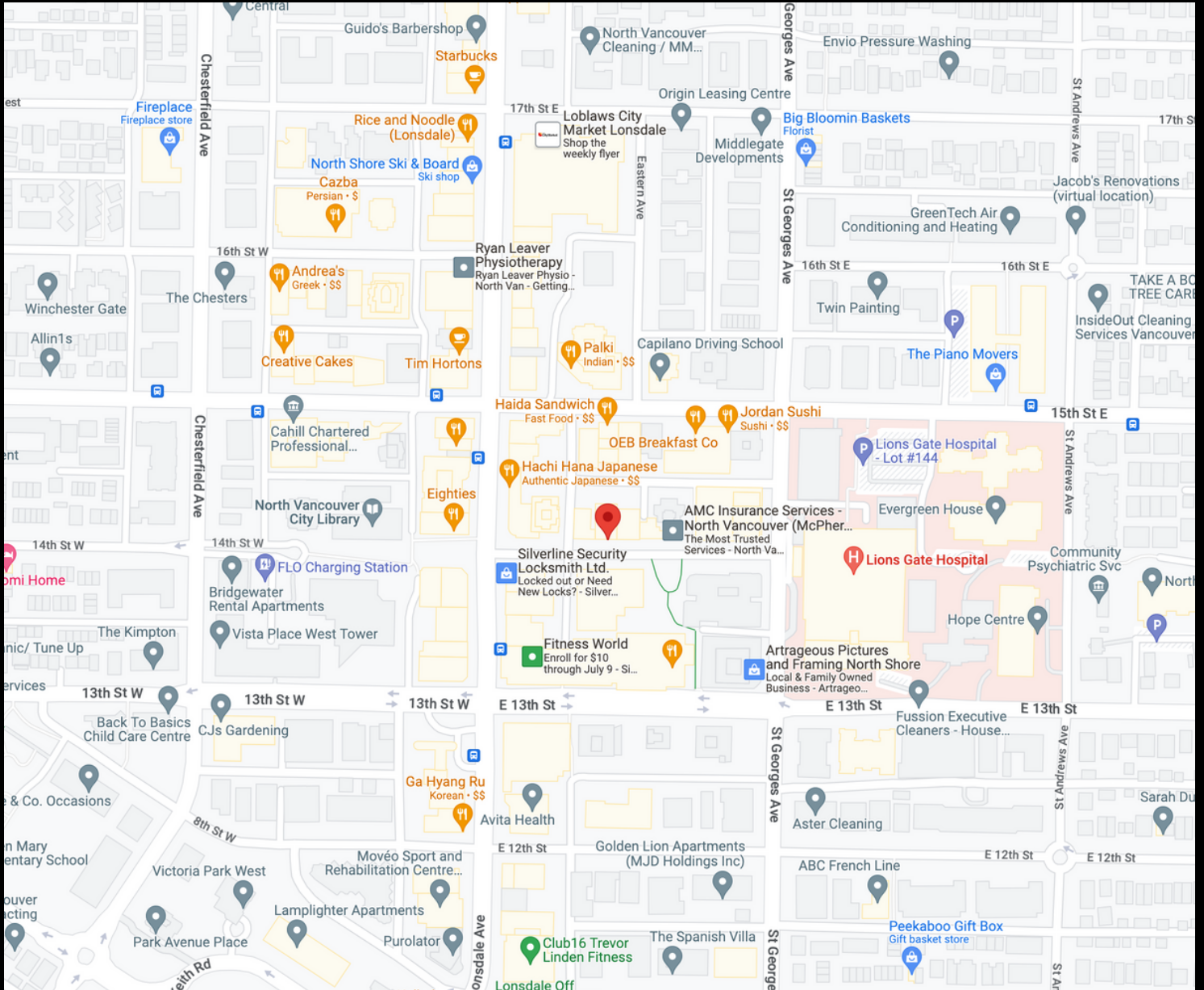
## 201-132 E 14th St.

North Vancouver

Total Usable Area: 1,152 sqft



# LOCATION MAP



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