



**NEW
REDUCED PRICE**
\$819,000
SALE PRICE

FOR SALE

Unit 103, 2433 Bellevue Ave
West Vancouver, BC

STRATA OFFICE OPPORTUNITY

- » 603 rentable square feet
- » Newly renovated
- » Fully self-contained

Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

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UNIT 103 - 2433 BELLEVUE AVE

West Vancouver, BC

Strata Office Opportunity For Sale

THE PROPERTY

Located in the heart of Dundarave Village, this rarely available commercial strata unit facing Dundarave Lane is part of the "Bellevue Sunset" residential/commercial development. Built in 1987, this unit has been recently renovated and features 21 ft. of north-facing floor-to-ceiling glass, allowing for plenty of natural light. The layout includes a waiting/reception area, private office, boardroom/workstation, convenient kitchenette with sink, and a private washroom with storage.

This contemporary designed unit is ideal for a professional 2-3 person office, clinic, or design studio. The outdoor tiled patio area directly in front is an added bonus. Within a one-block radius, you will find various shops and restaurants on Marine Drive, and it's an easy stroll to Dundarave Beach and the Ambleside Seawall.



PROPERTY SUMMARY

Legal Description

Strata Lot 7, Plan VAS 1793, DL 555, 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 or V as appropriate.

PID

005-691-109

Size

603 sq. ft.

Property Taxes

\$4,558.48 (2024)

Zoning

C-4

Parking

One stall underground

Lease

Triple Net structure with NAI at \$32,558.00 with rent bump. Reflects a 3.97% cap rate.

Renewal

Current tenant has no Option to Renew so Buyer can "owner-occupy" in 2027.

Strata Fees

\$403.69 subject to periodic adjustments

Property Status

Tenant occupied until August 31, 2027

Reduced Price

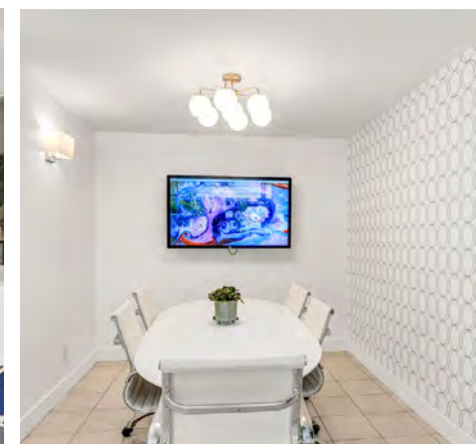
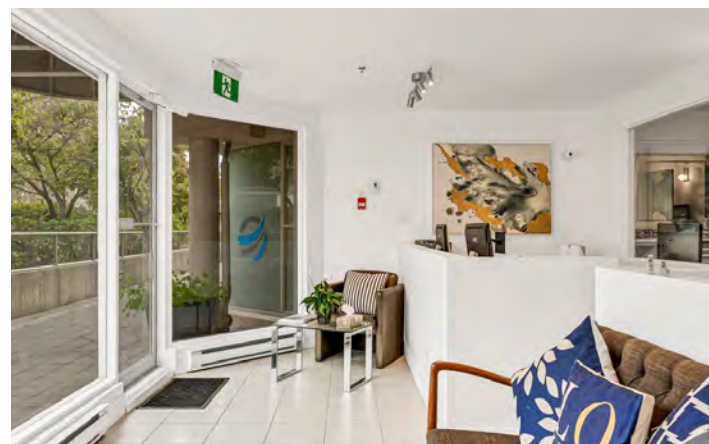
\$819,000.00

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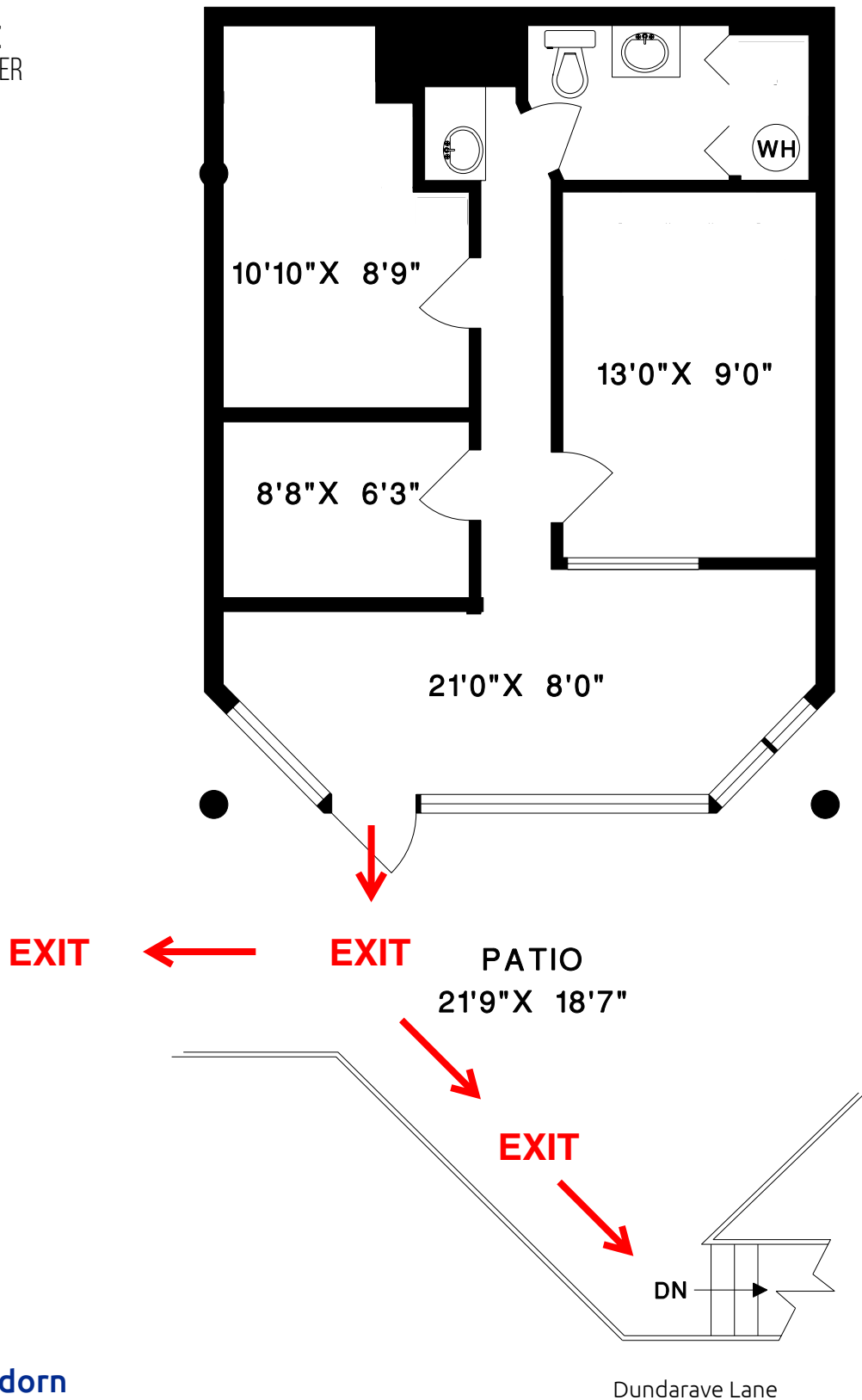
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FLOOR PLAN



UNIT 103
2433 BELLEVUE
WEST VANCOUVER
603 SQ. FT.



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Dundarave Lane



NEARBY

COFFEE/RESTAURANTS

1. Sorrento Pizza
2. Starbucks Coffee
3. Delany's Coffee House
4. Temper Chocolate & Pastry
5. Feast Neighbourhood Table

6. The Red Lion Bar & Grill
7. Beach House Restaurant
8. Vina Vietnamese Cuisine

SHOPPING/SERVICES

9. Shoppers Drug Mart
10. IGA

SUBJECT
PROPERTY

Dundarave
Beach

Drive time to

Downtown West Vancouver	7 min
Downtown Vancouver	20 min

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