

FOR SALE

1331 Marine Drive
West Vancouver, BC

Unit 110 & 120

Rare Brand New Retail / Office Opportunity



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COMMERCIAL

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CORFAC
INTERNATIONAL

1331 MARINE DRIVE

WEST VANCOUVER, BC

UNIT 110 & 120

Imagine stepping into a retail/office space that immediately captivates with its expansive, floor-to-ceiling windows, strategically positioned to face the vibrant south. The location itself is prime with bustling foot traffic and visibility, ensuring maximum exposure for your business.



VISUAL APPEAL

The floor-to-ceiling glass frontage of each unit floods the space with natural light, creating a bright and inviting atmosphere throughout the day. This not only enhances the aesthetic appeal but also reduces the need for artificial lighting, contributing to energy efficiency.

STRATEGIC ADVANTAGE

Being south-facing ensures that your storefront benefits from ample sunlight, making it stand out amidst the surrounding buildings. This exposure not only draws in passersby but also showcases your merchandise or services in the best possible light, literally and figuratively.

HIGHLIGHTS

- » First brand new mixed residential/commercial development as you enter Ambleside Village;
- » Concrete construction with floor to ceiling glass line facing Marine Drive;
- » Window frontage from 24'ft. to 37'ft.;
- » Four (4) secure under ground parking stalls with each strata unit.

SOLD

	UNIT 110	UNIT 120	UNIT 130
RENTABLE AREA (SQ. FT.)	1,739 sq.ft.*	1,443 sq. ft.*	1,592 sq.ft.*
* Subject to final measurement			
LEGAL DESCRIPTION	STRATA LOT 1, 2, & 3 DISTRICT LOT 237 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9537 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
PID	032-139-519	032-139-501	032-139-497
PROPERTY TAXES (2024)	\$24,437.47	\$20,610.10	\$22,731.96
STRATA FEE	\$1,178.23 Subject to Periodic Adjustments	\$991.80 Subject to Periodic Adjustments	\$1,096.20 Subject to Periodic Adjustments
SALE PRICE	\$3,825,800.00	\$3,174,600.00	\$3,502,400.00

1331 MARINE DRIVE - UNIT 110, 120, 130



Ambleside Park
5 MIN WALK

Park Royal Centre
16 MIN WALK



Ambleside Beach
7 MIN WALK



Lions Gate Bridge
5 MIN DRIVE

LOCATION BENEFITS

Situated at a high-traffic intersection, your retail space enjoys prime visibility and accessibility. It becomes a natural focal point for shoppers exploring the area, potentially increasing foot traffic and customer engagement. Proximity to complementary businesses and amenities further enhances its attractiveness as a destination for consumers. Convenient Public transit stops right outside your front door and you are only one block to Ambleside beach and the ever-popular Ambleside to Dundarave Seawall.

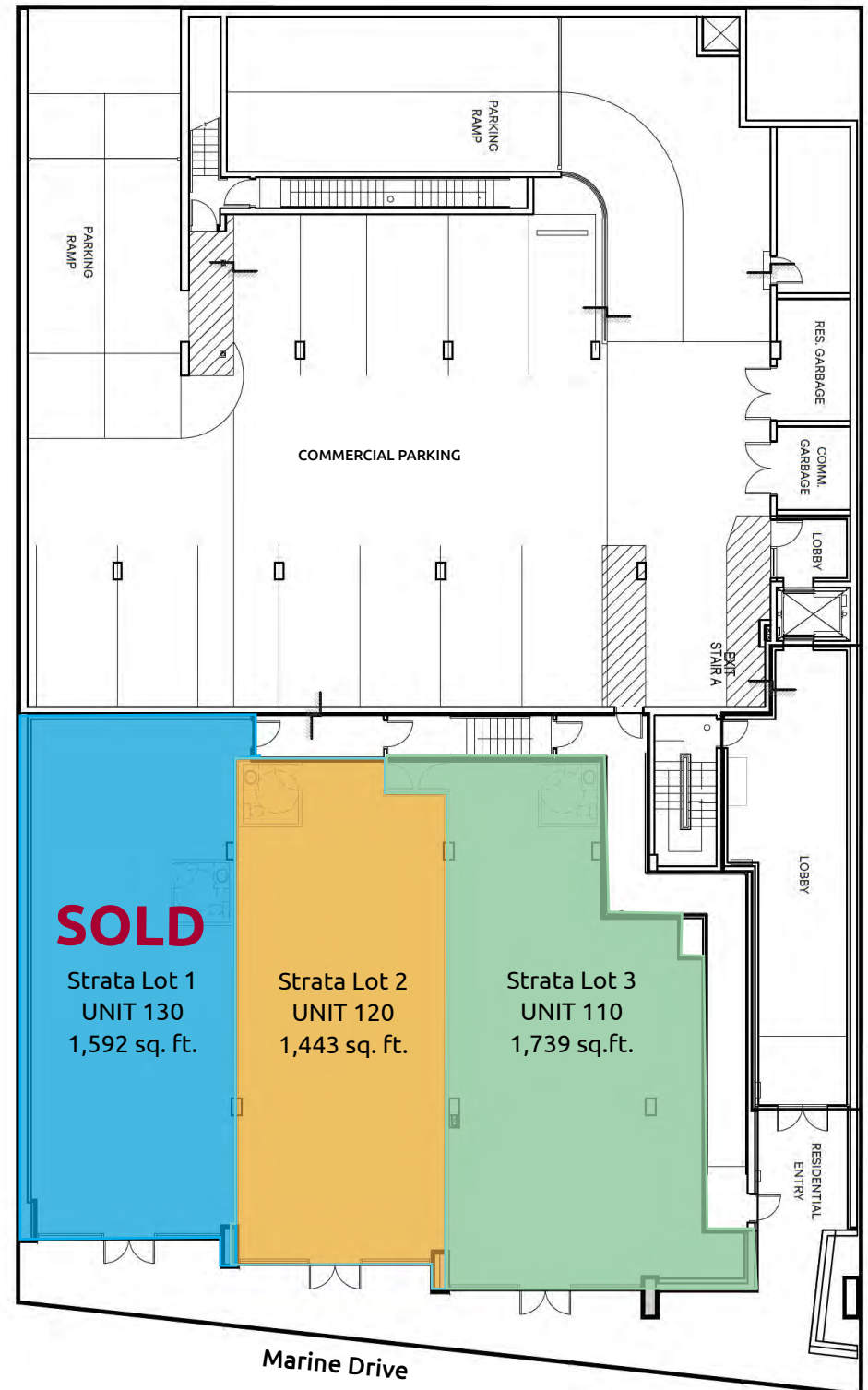
FLOOR PLAN

LAYOUT AND SPACE UTILIZATION

The layout of the space is designed to optimize functionality and flexibility. High ceilings provide a sense of openness, accommodating various retail setups—from shelving displays to interactive areas. The expansive floor plan allows for creative merchandising and customer flow, enhancing the overall shopping experience.



Marine Drive





NEARBY

- | | | |
|---------------------|--------------------------------|--------------------------------------|
| 1. Fresh St. Market | 7. LifeLabs Medical Laboratory | 12. OEB Breakfast and Co. |
| 2. CIBC | 8. Crema Cafe & Bar | 13. ABURI Market |
| 3. TD Bank | 9. Earls Kitchen + Bar | 14. Ancora Waterfront Dining & Patio |
| 4. Tenton Ramen | 10. 7-Eleven | 15. Thierry Ambleside |
| 5. Starbucks | 11. Freshlice Pizza | 16. Shell Gas Station |



Drive time to

Lions Gate Bridge 5 min

Park Royal Mall 5 min

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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

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