

# FOR SALE

EXCEPTIONAL RETAIL OPPORTUNITY IN  
HISTORIC BUILDING

**101 - 88 LONSDALE AVENUE  
NORTH VANCOUVER**

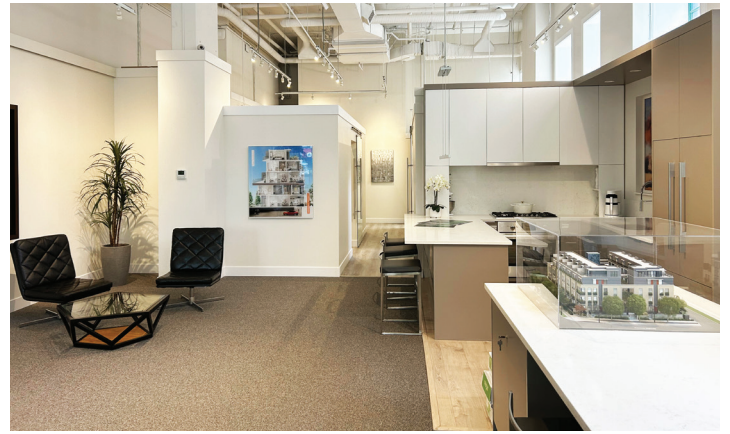


## OPPORTUNITY

Rare corner strata retail unit available for sale in Lower Lonsdale at The Aberdeen, a five-storey concrete mixed-use building that integrates an original 1910 Edwardian facade.

This prime location, just off the corner of Lonsdale Ave and East 1st Street, offers excellent exposure and access to a vibrant shopping and entertainment hub. The unit includes one secured underground parking stall and there is ample street parking available.





## SUMMARY

SIZE	1,786 SF
ZONING	CD-453
TENANTED	5 YEARS WITHOUT RENEWAL OPTION (CLS: C8061524)
STRATA FEE	\$1,266.17
SALE PRICE	\$2,880,000

## BUILDING HIGHLIGHTS

**Convenient Access:** Walking distance to the Seabus Terminal, Lonsdale Quay Public Market, The Pier, and The Shipyards.


**Prime Location:** Situated just off the corner of Lonsdale Ave and East 1st Street in Lower Lonsdale.

**High Visibility:** Unit 101 offers excellent retail exposure with high ceilings.

**Exciting Surroundings:** Close to a variety of retail businesses, creating a lively shopping and entertainment environment.

**Historic Charm:** The facade was retained from the original Aberdeen Block, which was home to Paine Hardware for almost 90 years.

*Note: No food and beverage businesses allowed in the building.*

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