

# FOR SALE

2442A, 2442B & 2444  
Haywood Avenue  
West Vancouver, BC

## Strata Office Investment Opportunity

Ground floor office strata unit located  
in Dundarave Village one block north of  
Marine Drive all within walking distance to  
shopping, restaurants, Dundarave Seawall  
and Beach



### Mark Hagedorn

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## COMMERCIAL

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& 2444  
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### PROPERTY INFORMATION

#### RENTABLE AREA

1,276 sq.ft. (Approx.)

#### LEGAL DESCRIPTION

STRATA LOTS 8, 9 AND 10, PLAN  
VA81925, DISTRICT LOT 555, GROUP 1,  
NEW WESTMINSTER LAND DISTRICT

PIDs: 007-967-446  
007-967-454  
007-967-462

#### ZONING

C-4 which allows for a variety of  
retail, office and services uses

#### PARKING

3 covered reserved stalls

#### TAXES

\$7,297.96 (2023)

#### STRATA FEES

\$789.88 per month  
subject to periodic adjustments

#### ASKING PRICE

**\$1,200,000**

### THE PROPERTY

Rare opportunity to acquire a ground floor commercial strata office space in Dundarave Village. The purchase includes 3 strata titled units joined together to create a newly renovated office space one block north of Marine Drive all within walking distance to shopping, restaurants Dundarave Seawall and Beach. Located in the "Manor House" development, this property is one of two commercial units located on the ground floor of a two-storey mixed commercial/residential development. Unit can be purchased with vacant possession or the owner can lease back at market rates.

### IMPROVEMENTS

Currently operating as a Wellness Clinic this property offers newer improvements which include 3 private offices, reception/waiting area, kitchen with 2 private washrooms and an open studio.



**Great exposure**  
with high traffic volume  
on Marine Drive

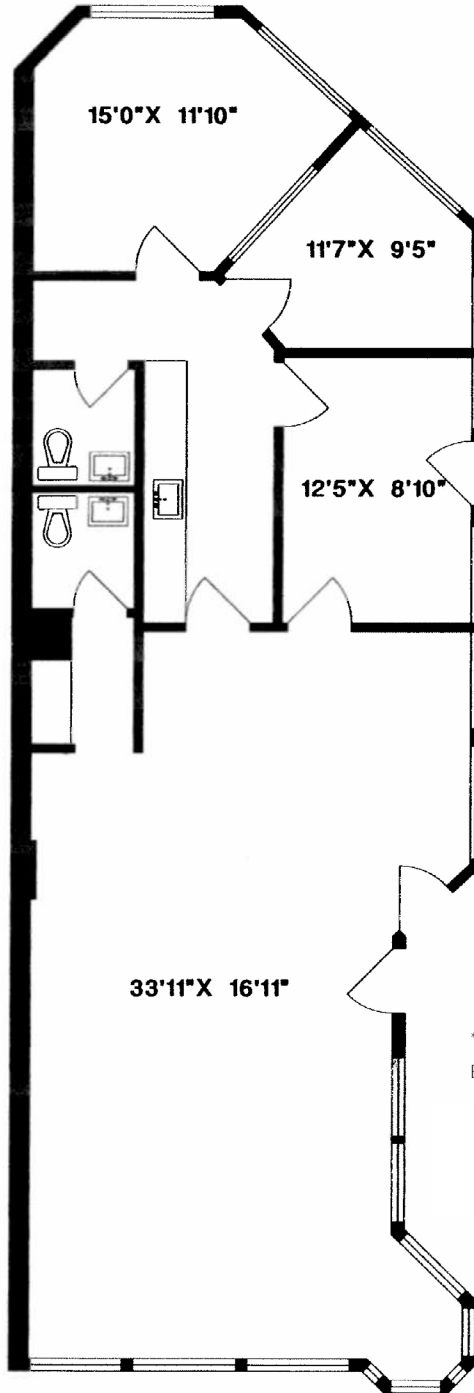


**Close proximity**  
to the Lion Gate Bridge



**Great location**  
for shops, restaurants

# Floor Plan



2442A, 2442B &  
2444 Haywood Ave  
1,276 SQ.FT.

\*AREA CALCULATED TO OUTSIDE  
EDGE OF ALL EXTERIOR WALLS

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Drive time to

Lion Gate Bridge	10 min
Park Royal Mall	8 min

**NEARBY** .....

1. IGA
2. Shoppers Drug Mart
3. The Bakehouse
4. Delany's Coffee House
5. The Lion Bar & Grill
6. West Vancouver Optometry Clinic
7. Irwin Park Elementary School

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