



FOR SALE / LEASE

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

Macdonald
COMMERCIAL

member of
CORFAC
INTERNATIONAL

UNIT 103 - 2433 BELLEVUE AVE West Vancouver, BC

Strata Office Opportunity
For Sale / For Lease

THE PROPERTY

Located in the heart of Dunderave Village, this rarely available commercial strata unit facing Dunderave 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 Dunderave Beach and the Ambleside Seawall.



SALES INFORMATION

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	Size
005-691-109	603 sq. ft.

Property Taxes	Zoning
\$4,500.00 (2024)	C-4

Parking
One stall underground

Strata Fees
\$325.00 subject to periodic adjustments

Property Status
Vacant and easy to show

Sale Price
\$888,000.00

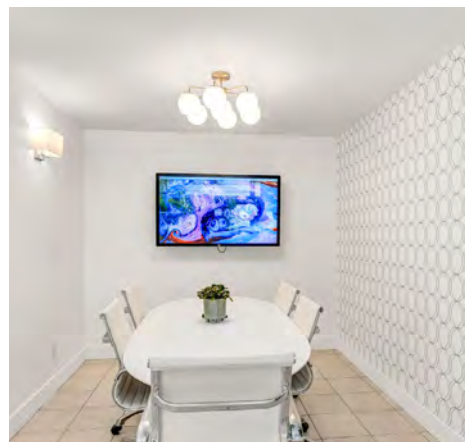
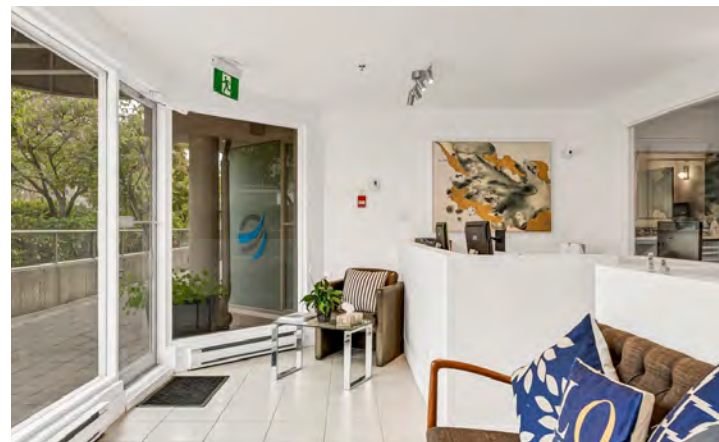
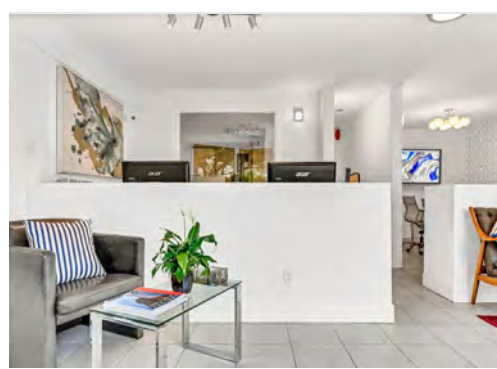
LEASE INFORMATION

Parking
One stall underground
at \$95.00 per month

Available
Immediately

Additional Rent
\$15.59 p.s.f. subject to periodic adjustments. Tenant responsible for hydro and utilities.

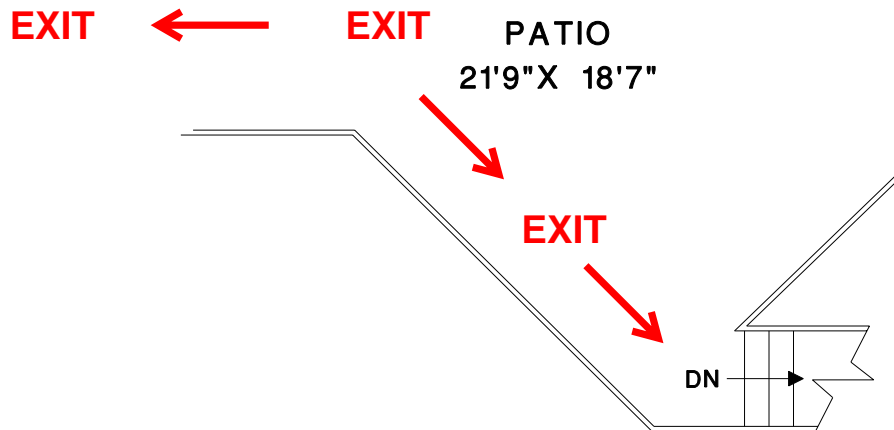
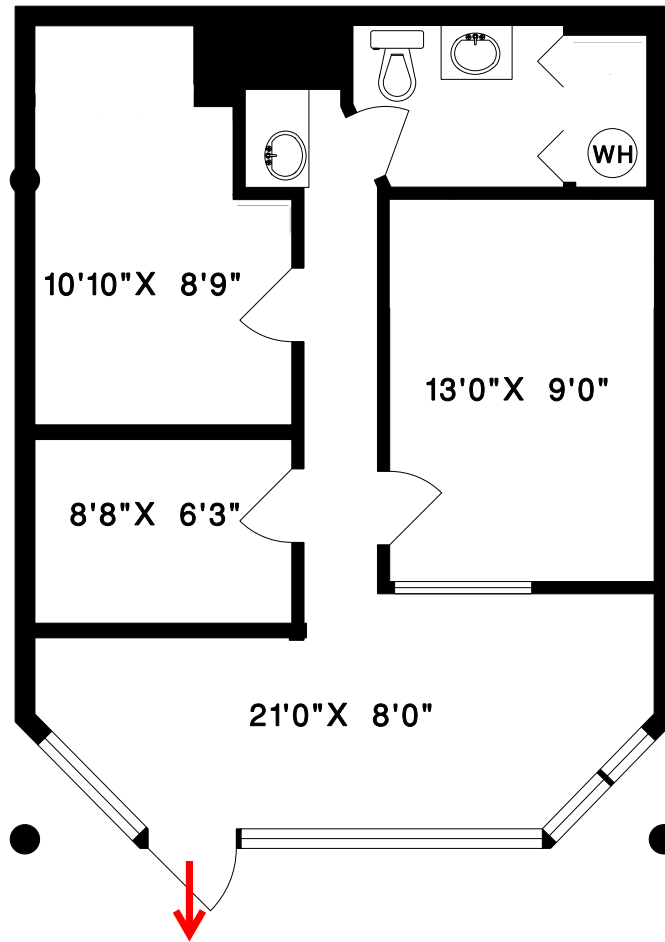
Total Rent
\$3,497.00 per month plus GST



FLOOR PLAN



UNIT 103
2433 BELLEVUE
WEST VANCOUVER
2805 SQ. FT.



Dundarave Lane

Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com



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

Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

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.

Macdonald
COMMERCIAL