



215 - 700 MARINE DRIVE, NORTH VANCOUVER



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# 215-700 Marine Drive

North Vancouver, BC V7M 1H3

## GROSS INTERNAL AREA

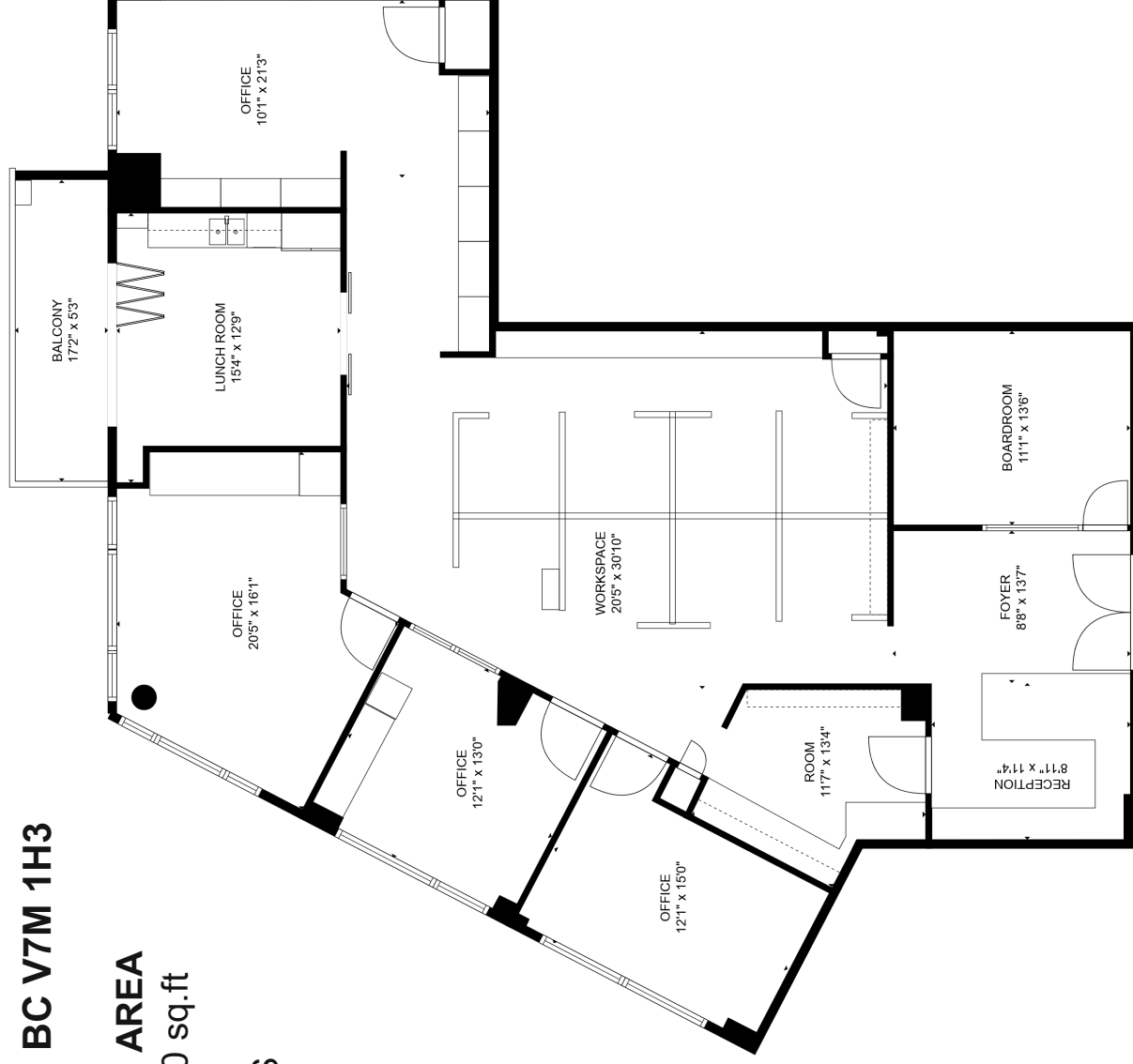
MAIN FLOOR: 2,330 sq.ft

**TOTAL: 2,330 sq.ft**

EXCLUDED AREAS

BALCONY: 91 sq.ft

CEILING: 9'4"



Disclaimer: The floorplan provides a representation of the functionality using approximate measurement and is not meant to be a precise reflection of the property. Its size and detail is to be used as advertising and demonstration only and may not be to scale. This is not meant to be for construction or architectural purposes. E&O INSURED.



Active  
[C8064487](#)

215 700 MARINE DRIVE

Mosquito Creek  
North Vancouver  
V7M 1H3

Listing Map: 

For Sale  
Office

For Sale Price: **\$2,300,000**

Leased/Sold Date:

Leased/Sold Price: /

Additional Property Types:  
**Office**



Zoning: **CD-583** Gross Prop Tax: **\$20,035.04** Tax Yr: **2024** Sale Type: **Asset**  
P.I.D.#: **029-220-319** Building/Complex Name: **Seven Hundred**

An opportunity to obtain over 2000sf of renovated strata office space. The unit features several improvements including 4 private offices, bullpen, reception, boardroom, kitchen, private balcony and common bathrooms within the complex. This is a corner unit offering plenty of natural light and over 9ft ceilings. Conveniently located just off Marine Drive and Bewicke Ave with access to Lionsgate Bridge, Highway 1 and minutes away from the Seabus. Close to restaurants and local amenities. Comes with private underground parking and plenty of visitor parking.

#### MEASUREMENTS:

Subj. Space Sq.Ft:	<b>2,330</b>	Space Avail for Lse:
Subj. Space Width		Whse/Indust.Sq.Ft:
Subj. Space Depth:		Office Area Sq. Ft:
Land Size Sq. Ft.	<b>0.00</b>	Retail Area Sq. Ft:
Land Size Acres:	<b>0.00</b>	Mezzanine Sq. Ft:
Acres Freehold:		Other Area Sq. Ft:
Acres Leasehold:		Main Resid. Sq.Ft:
Subj Prop Width ft.:		Min. Divisible Space:
Subj Prop Depth ft.:		Max. Contig. Space:

#### LEASE DETAILS:

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month: **\$1,671.13**

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Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **Owner**

#### NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:

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Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

#### BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	<b>1</b>	# of Docks
# of Storeys:		# of Grade Doors:
# of Elevators:		# of Loading Doors:
# Parking Spaces:		Clear Ceiling Ht (ft): <b>9.30</b>
Year Built:	<b>2014</b>	Class of Space:
Building Type:	<b>Mixed Use</b>	

Construction Type: **Concrete**

Potential to Redevelop?      Comments:

Environ. Assess.Done? **No**      Comments:

#### MULTI-FAMILY DETAILS:

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:

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APOD Cap Rate

#### BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):  
Confidentiality Req'd:

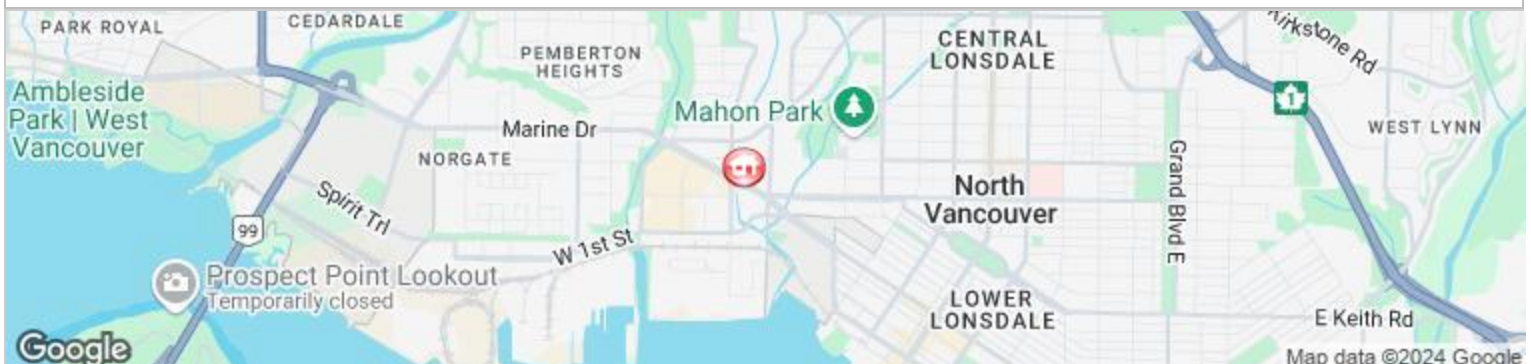
Major Use Description:

#### LISTING FIRM(S):

- [RE/MAX Select Properties](#)
- [RE/MAX Select Properties](#)
- 

#### PRESENTED BY:

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