



**3150 Edgemont
Boulevard**
North Vancouver, BC

Site Size:
12,022 SF

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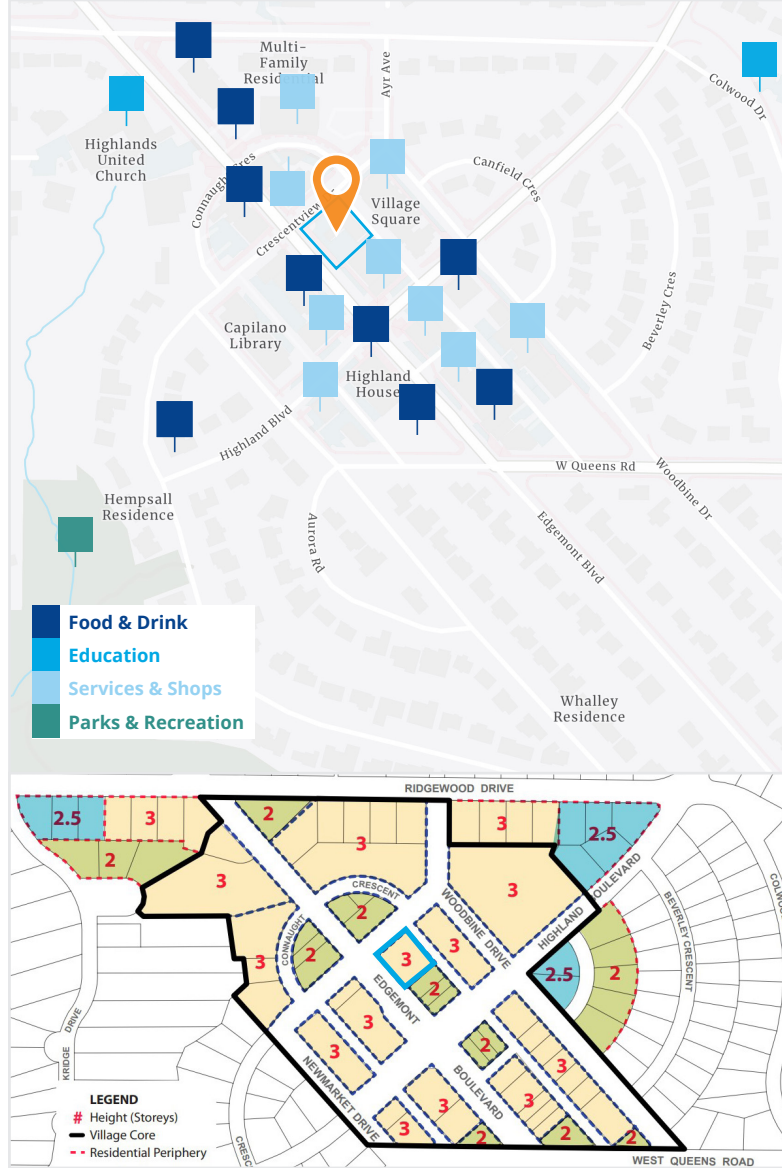
For Sale

Mixed-Use Development Site in Edgemont Village

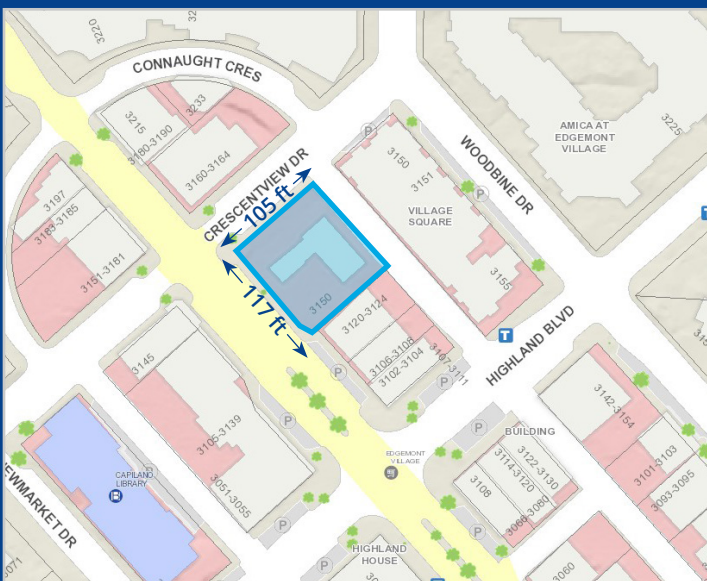
Mixed-use development property situated on the southeast corner of Edgemont Boulevard and Crescentview Drive, ideally situated in the centre of North Vancouver's Edgemont Village. Only minutes from Highway 1, the property is surrounded by some of North Vancouver's most notable restaurants, cafés, local-serving retail and many world-class outdoor recreational venues.

Salient Facts

Civic Address	3150 Edgemont Boulevard, North Vancouver, BC
PID	009-029-419
Site Size	12,022 SF (105' x 117' - irregular shaped lot)
Current Zoning	C3 - General Commercial Zone 3
OCP & Local Area Plan	Commercial Residential Mixed Use Level 1- Highlands - Upper Capilano
Potential Density	Up to approx. 1.75 FSR
Current Improvements	Chevron Gas Station with a convenience store and auto service centre, constructed circa 1965
Property Taxes (2022)	\$54,080
Assessed Value (2023)	\$6,642,300



Legal Plan



Aerial

