

1671 LIONS GATE LANE, NORTH VANCOUVER
CORNER RETAIL UNIT IN PARK WEST

**FOR
SALE**



WILLIAM | WRIGHT

ZAIN RASUL
zain.rasul@williamwright.ca
604.428.5255

MEG COONEY
meg@williamwright.ca
604.428.5255





OVERVIEW

William Wright Commercial is proud to present a corner retail unit in Keltic Development's PARK WEST community, 1671 Lions Gate Lane (823 SF). This retail unit boasts floor-to-ceiling glazing, an entry door, overheight ceilings, and is overlooking the retail promenade at PARK WEST. Businesses and their patrons will also enjoy the ample parking available underground and at streetfront.

PROPERTY HIGHLIGHTS



Strong immediate population (1,500+ residential units built/in process)



Overheight ceilings with floor-to-ceiling glazing



Minutes from Park Royal, Lions Gate Bridge, and Ambleside Beach



Ample underground and streetfront parking

SALIENT FACTS

SIZE

± 823 SF

ZONING

CD (81)

STRATA FEES

\$702.69/month

PROPERTY TAXES (2024)

\$9,804.43

PID

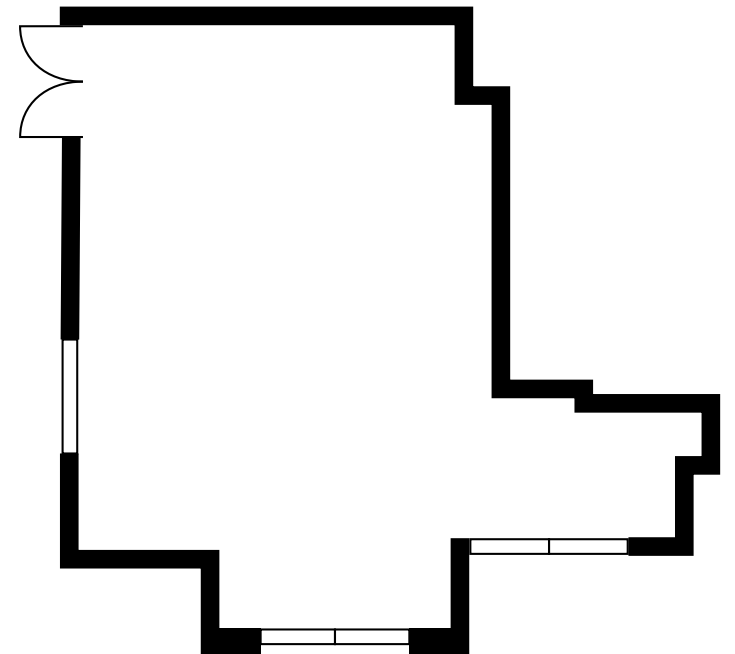
031-849-172

LEGAL DESCRIPTION

STRATA LOT 12, PLAN EPS8808, DISTRICT LOT 764, 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 V

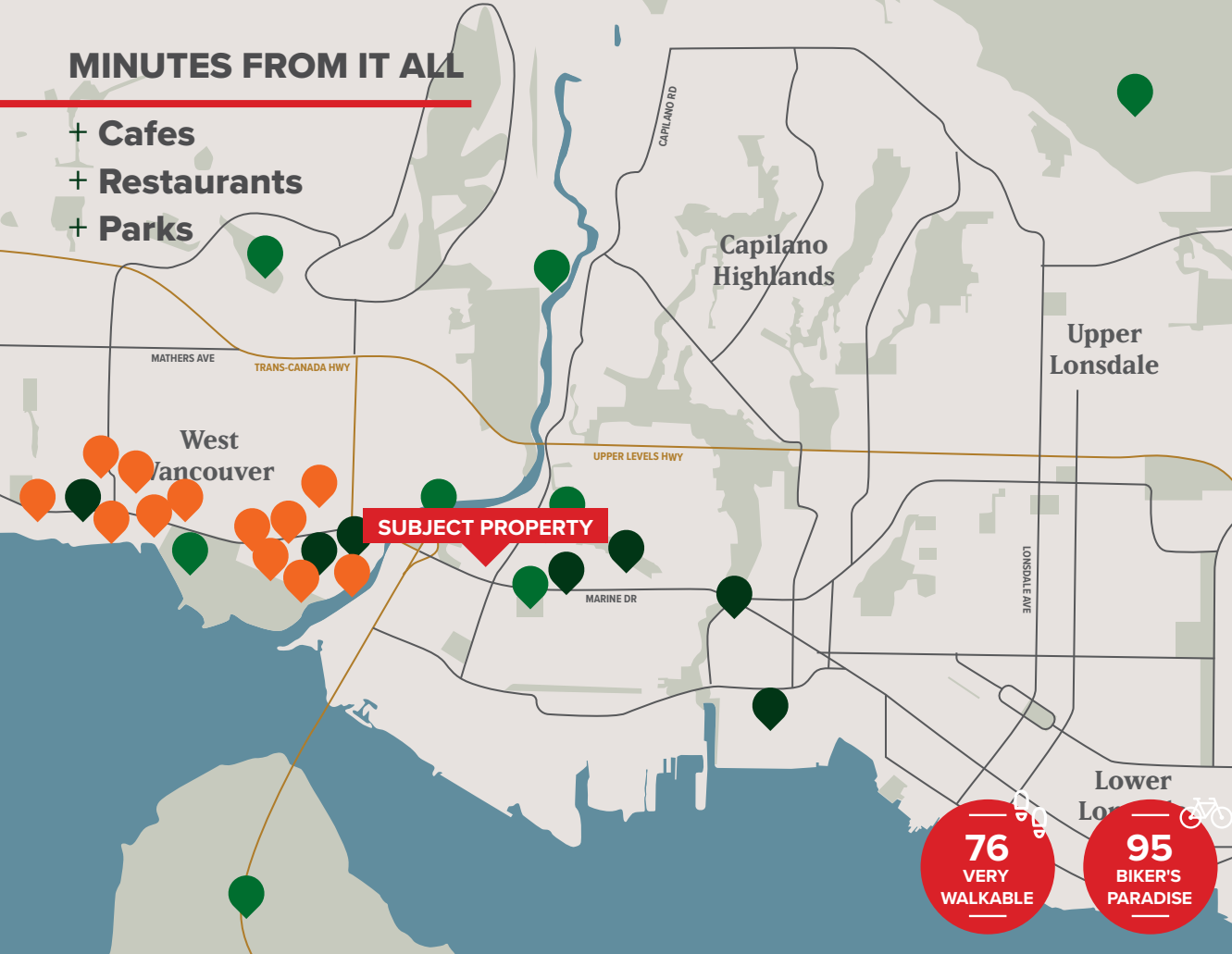
PRICE

\$1,728,300



MINUTES FROM IT ALL

- + Cafes
- + Restaurants
- + Parks



LOCATION

PARK WEST is ideally situated in the center of North Vancouver's Lions Gate Village, which has incredible amenities within a 10 minute radius: Lions Gate Bridge, Park Royal, Ambleside Beach, Grouse and Cypress Mountains, Lions Gate Recreation Centre, Klahanie Park, Stanley Park, and more. The influx of residential development surrounding and including PARK WEST, has added over 1,000 residential units with over 500 units in the permitting pipeline.

Shopping & Conveniences

- | | | |
|--------------------|--------------|---------------------|
| Park Royal | London Drugs | Capilano Mall |
| Whole Foods Market | PetSmart | Northshore AutoMall |
| Michaels | Atmosphere | Fresh St. Market |
| Simons | Indigo | Sungiven Foods |
| Staples | Nespresso | Save-On Foods |
| Hudson's Bay | Oak + Fort | Cineplex Cinemas |
| Saks OFF 5TH | Peloton | |

Eateries and Cafes

- | | |
|----------------------|-------------------|
| Cactus Club Café | Chez Michel |
| The Village Taphouse | Crema Café Bar |
| Caffe Artigiano | Raku Japanese |
| Milestones | Kitchen |
| Market Square Café | Handi Indian |
| AngusT Bakery & Café | Savary Island Pie |
| Ancora | Company |

Scenic Spots

- | | |
|---------------------------------|-------------------------------|
| Ambleside Park & Beach | Lynn Headwaters Regional Park |
| Klahanie Park | Barbour Park |
| Norgate Park | Hollyburn Country Club |
| Stanley Park | |
| Capilano Suspension Bridge Park | |