



# For Sale

## **410, 460 and 470 - 233 West 1st Street**

North Vancouver

2,300 sq.ft. Strata Office Space

**BABYCH** GROUP  
COMMERCIAL



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North Vancouver

# Opportunity

Located at the Lookout, this bright strata office is ideally situated just west of Lonsdale Avenue and steps north of West Esplanade. The Lonsdale Quay, SeaBus terminal, and the vibrant Shipyards District all within walking distance. The area offers a dynamic mix of shops, cafes, restaurants, and daily amenities. This unit features access to a spacious shared deck with breathtaking, unobstructed views of Downtown Vancouver across the water. This well maintained building has also recently undergone lobby renovations.

## Property Details

### Unit Size:

Total: 2,300 sq.ft.

### Zoning:

CD-071

### Property Taxes:

\$27,922.36 (2025)

### Strata Fees:

\$2,205.80 per month

### Year Built:

1985

### Listing Price:

\$2,099,000.00

## Unit Features

- Large deck with stunning views of Downtown Vancouver
- Boardroom
- Kitchen
- 2 Executive offices
- Prime location in Lower Lonsdale
- 3 Underground parking spaces

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## Nearby Amenities

- Waterfront Park
- Lonsdale Quay
- The Shipyards
- Seabus Terminal
- Brewery District
- Tap & Barrel
- Joey's Shipyards
- Bank of Montreal
- TD Canada Trust
- CIBC
- RBC
- Scotiabank
- Lower Lonsdale



## Location



## Contact Agents

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