

PHOENIX COMMERCIAL REALTY

RETAIL STORE FOR SALE

134 E 14TH STREET, NORTH VANCOUVER

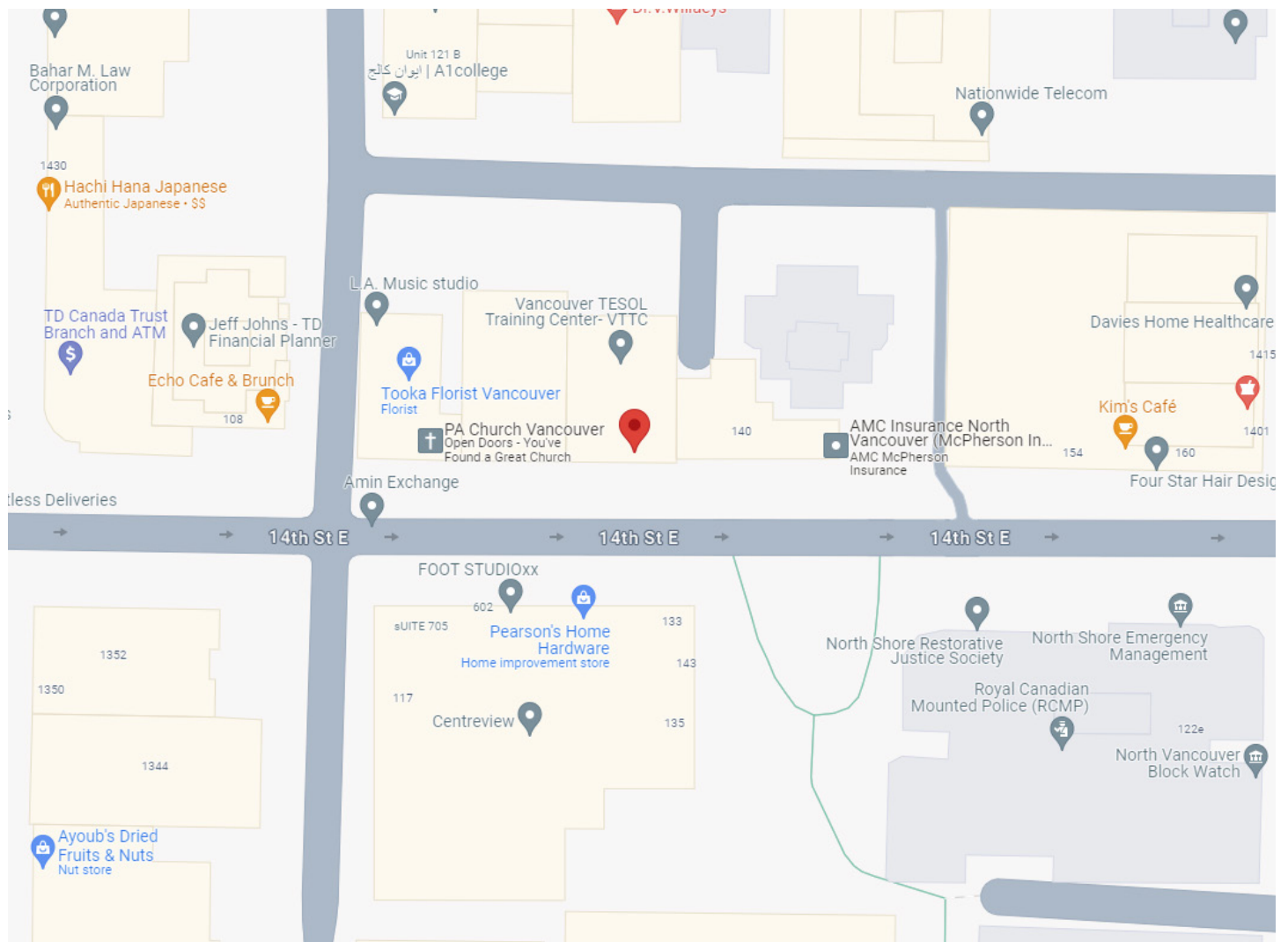


THE NEIGHBOURHOOD

NORTH VANCOUVER

Situated in a prime location at 134 East 14th Street in North Vancouver, this small retail store offers tremendous potential for businesses seeking to establish a presence in an area experiencing significant growth and development. With the recent surge in new apartment buildings in the vicinity, this property is strategically positioned to capitalize on the expanding customer base in the area.

In addition to the advantageous location, this retail store has the added benefit of being directly opposite the North Vancouver Police Station. This proximity to a law enforcement facility not only enhances the overall security of the area but also increases the visibility and presence of potential customers around the store. This can provide customers with a sense of reassurance and trust in the surrounding environment, ultimately benefiting the business.



134 EAST 14TH STREET

ABOUT THE STORE

Previously utilized as a coffee shop, one of the standout features of this retail store was its delightful outdoor patio space, conveniently situated on the pavement. If reinstalled, this charming patio would create an inviting atmosphere where customers could soak up the vibrant surroundings while enjoying their favorite beverages or treats. It would offer a unique opportunity to enhance the shopping experience, attracting customers and increasing foot traffic.

Whether you envision opening a café, boutique, or any other retail venture, this store's layout and past use will provide a solid foundation for your business. The 793-square-foot area allows for creative configuring, enabling you to maximize the space according to your specific needs whilst the large windows flood the space with natural light, creating a warm and inviting atmosphere for customers.



134 EAST 14TH STREET

OPPORTUNITY

Given its sought-after location and the influx of new apartment buildings nearby, this retail store presents an excellent opportunity for entrepreneurs looking to establish or expand their businesses in North Vancouver, or as a wise and strategic investment property in an ever-expanding redevelopment market.

THE DETAILS

Address

134 East 14th Street,
North Vancouver

PID

003-357-406

Zoning

C-1B

Size

793 Sq Ft

Strata Fees

\$693

Property Tax

\$6,606.88

OCP Designation

Mixed Use Level 4B

Price

\$995,000

This retail space offers a secure and prominent position for attracting customers. Don't miss out on this chance to tap into the area's growth and establish a successful retail business in North Vancouver.



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