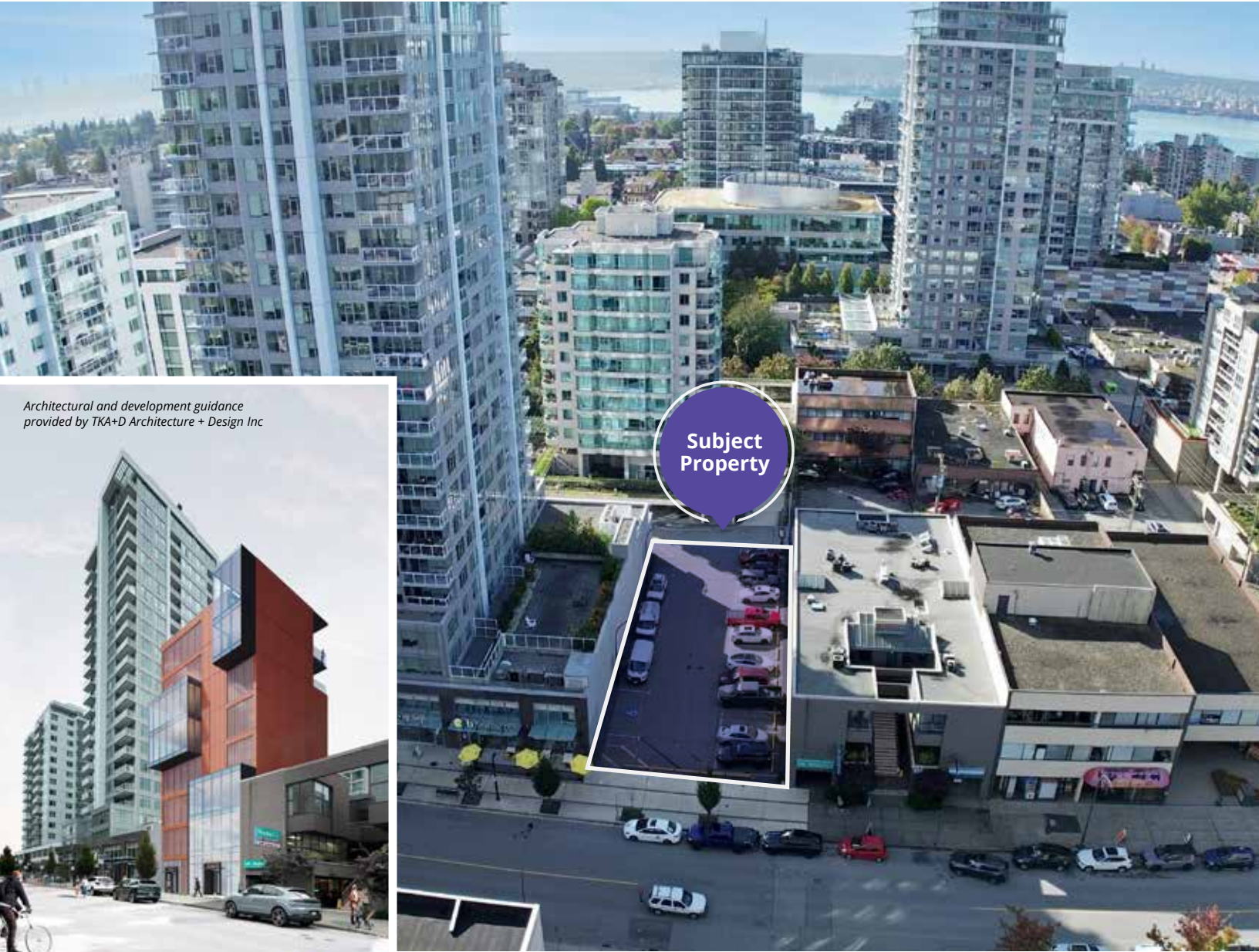


**AVISON
YOUNG**

For Sale

**137 East 15th Street
North Vancouver, BC**



*Architectural and development guidance
provided by TKA+D Architecture + Design Inc*

Opportunity to acquire a 7,851 sf mixed-use development site in the heart of Central Lonsdale

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Property details

MUNICIPAL ADDRESS

137 East 15th Street, North Vancouver, BC

PID

011-039-493

LEGAL DESCRIPTION

LOT 4 OF LOT A BLOCK 50 DISTRICT LOT 549 PLAN 5938

LAND SIZE

7,851 sf*

**Site survey available in data room*

ZONING

C-1B (Central Lonsdale Mixed Use B)

OCP DESIGNATION

Mixed-Use Level 4B

OCP DENSITY

3.0 FSR (up to 1.0 FSR available in bonus density)

INCOME

Monthly holding income in place from parking operations

PRICING GUIDANCE

\$6,995,000 (\$250 pbsf)

Area highlights



Rapidly developing community



Busy pedestrian and vehicular traffic year round



Walking distance to Lions Gate Hospital and other medical offices



Highly sought after neighbourhood

Opportunity

Exceptional opportunity to acquire a prime development site at 137 East 15th Street, located in the heart of Central Lonsdale. Situated in a thriving community, this property offers excellent proximity to the Lions Gate Hospital and numerous nearby medical offices.

Location

Located in the bustling Central Lonsdale community, 137 East 15th Street presents an ideal location for a new mixed-use development. This rapidly growing neighbourhood thrives with its strong sense of community. Benefiting from the busy Lonsdale corridor, there is a diverse array of shops, cafes, and restaurants within walking distance, all contributing to the vibrant atmosphere. The property is strategically located only one block away from Lions Gate Hospital, as well as numerous medical offices, which makes it highly appealing for health-care related businesses or services. Several public transit routes in the area will provide seamless connections to Downtown Vancouver and the surrounding areas.



Investment highlights



Premium location in the busy Central Lonsdale community



Highly accessible from the Trans-Canada highway and Lonsdale Avenue



Walking distance to several local amenities and the Lions Gate Hospital



Future redevelopment potential for a boutique retail and office development on 7,851 sf site



Holding income with termination clause of thirty (30) days notice providing redevelopment optionality



Project statistics

CURRENT ZONE

C1-B
FSR = 2.6

OFFICIAL COMMUNITY PLAN (OCP) ZONE

Mixed Use Level 4b (High Density)
FSR = 3.0 (+1.0 FSR bonus at discretion of the City)

MAX HEIGHT

Allowable: Bylaw: 120'-0"
Allowable OCP: 223'-0" (68m - 22 storeys)
Proposed: 120'-0" (8 storeys)

LOT COVERAGE

Allowable: 90%, 35% above second storey

SITE AREA

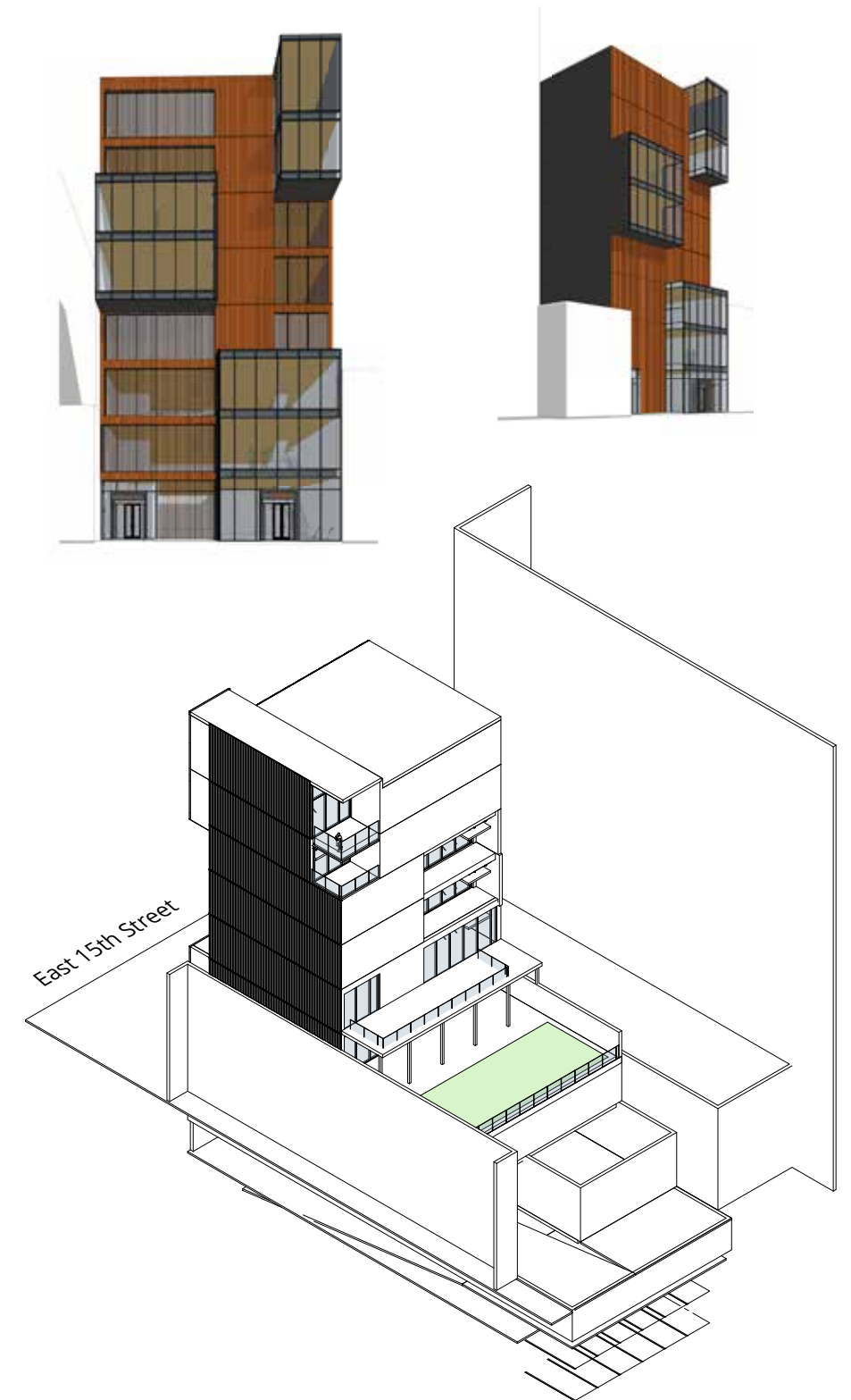
8,120 sf

AREA SUMMARY

L1	5,348 sf
L2	5,556 sf (daycare space)
L3	2,842 sf
L4	2,842 sf
L5	2,839 sf
L6	2,839 sf
L7	2,843 sf
L8	2,843 sf
Total	27,952 sf

DENSITY

Proposed: 3.44 FSR



Amenities

BANK

- 1. RBC Royal Bank
- 2. CIBC
- 3. BMO
- 4. TD Canada Trust
- 5. Scotiabank
- 6. BlueShore Financial

CAFÉS

- 7. JJ Bean Coffee Roasters
- 8. Tim Hortons
- 9. Blenz Coffee
- 10. Take Five Café

RESTAURANTS

- 11. Chipotle
- 12. Browns Socialhouse
- 13. Jack Lonsdale's Public House
- 14. Yaas Grill House
- 15. Bridge Deck Tasting Room
- 16. Bravo Cucina

GROCERY / PHARMACY

- 17. London Drugs
- 18. Loblaws City Market
- 19. Shoppers Drug Mart
- 20. Whole Foods Market
- 21. Ayoub's Dried Fruits & Nuts

FITNESS

- 22. Oxygen Yoga & Fitness
- 23. Fitness World
- 24. Club16 Trevor Linden Fitness

97 **VERY WALKABLE**
Most errands can be accomplished on foot

86 **VERY BIKABLE**
Biking is convenient for most trips

Drive times

Downtown Vancouver	20 MINUTE DRIVE
Lonsdale Quay Sea Bus Station	7 MINUTE DRIVE
Iron Workers Memorial Bridge	6 MINUTE DRIVE
Lions Gate Hospital	3 MINUTE WALK
North Vancouver City Hall	5 MINUTE WALK





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