# **FOR SALE**

## WELL LOCATED MULTI-USE BUILDING

# **173 EAST 1ST STREET**

NORTH VANCOUVER, BRITISH COLUMBIA



## LOCATION

The subject property is located in the heart of Lower Lonsdale within walking distance to the Seabus and the Lonsdale Quay. There are many amenities, restaurants and cafes in the area. There is excellent proximity to transit with close ease of access to the downtown core. Subject is located adjacent to the Rusty Gull pub which is currently under renovations.

HQ

Commercial

SCOTT SMITH 604 788 4600 scott.smith@hqcommercial.ca

320-1385 W 8th Ave Vancouver BC V6H 3V9 o 604 899 1122 f 604 608 4819 hqcommerical.ca

#### **OPPORTUNITY**

To purchase a free standing multi-use building in the heart of Lower Lonsdale with redevelopment upside. As an owner-user or investor, this building is positioned in a block where residential redevelopment is imminent.

### FEATURES

- Recently renovated top to bottom
- Fully updated main & second floor offices
- Euro style bathrooms on each office level
- Kitchen
- HVAC & forced air gas heating (newly replaced)
- 4 parking stalls
- Dock level loading
- 200 amp single phase electrical service

	-,	\$2,195,000
Total	3,838 SF	FRICE
Warehouse	1,325 SF	PRICE
Showroom	1,325 SF	2,997 SF
2nd Floor Office	594 SF	LOT SIZE
1st Floor Office	594 SF	M-4
BUILDING SIZE		ZONING







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