

# FOR SALE

## 173 EAST 1ST STREET

NORTH VANCOUVER, BRITISH COLUMBIA

### WELL LOCATED MULTI-USE BUILDING



### 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

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## 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

## BUILDING SIZE

1st Floor Office	594 SF
2nd Floor Office	594 SF
Showroom	1,325 SF
Warehouse	1,325 SF
<b>Total</b>	<b>3,838 SF</b>

## ZONING

M-4

## LOT SIZE

2,997 SF

## PRICE

**\$2,195,000**



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