

HQ

Commercial

FOR SALE

RETAIL INVESTMENT

**113 W 2ND STREET,
NORTH VANCOUVER**



LOCATION

Situated at the corner of West 2nd Street and Lonsdale Avenue, this street-level unit offers excellent exposure combined with proximity to the Lonsdale Quay and the Seabus. Adjacent to the Browns Social House restaurant, the space is also walking distance to numerous amenities including. Located next to public transit route down Lonsdale with a terminus at the Seabus Station offering excellent access to green transit.



SUMMARY

*SIZE	1,235 SF
ZONING	CD647
PARKING	2 STALLS
PID	029-852-501
PROPERTY TAX	\$9,123.93 (2020)
SALE PRICE	\$1,699,000

*Unit is dividable into two units for future development with two street level entrances

Long term tenancy in place	HVAC distributed throughout the unit
Improved with bathrooms, reception, change areas and open plan area	Two street level main door entrances
12' clear height ceiling	200 amp 120/240v power service
Common bike locker with shower facility	New development with heritage design

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