

**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	1,222 SF approx.
ZONING	CD647
PARKING	Paid Underground
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

new development
with heritage design

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

Ample street parking

Great exposure to
natural sunlight

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