

FOR SALE

PRIME RETAIL SPACE

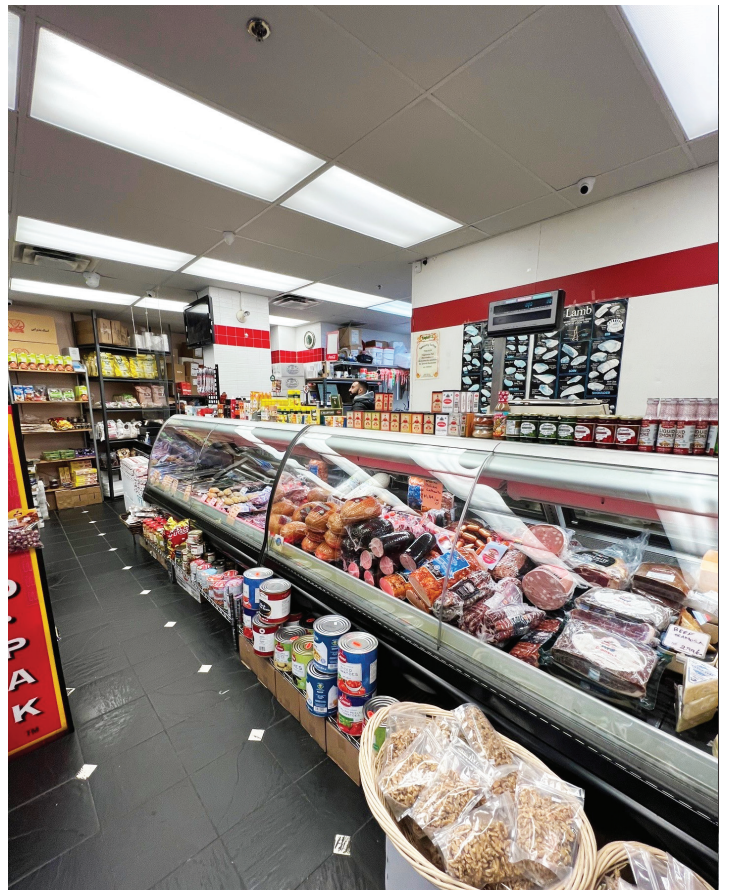
120 W 3RD STREET,
NORTH VANCOUVER



OPPORTUNITY

This unit features southern exposure providing a bright environment for a retail, service commercial, office or medical use. The current food use will align with any related business with HVAC, cooler, freezer and food display cases.

The exterior is a classic brick facade with attractive glass canopies for dry access to storefronts from the parking area. Owner has two large backlit signs along with window signage. Lower Lonsdale (LoLo) is one of the fastest evolving regions in North Vancouver benefiting from unprecedented highrise development and redevelopment of older two storey residential buildings. Come be a part of this new development region & Lower Lonsdale region.



SUMMARY

SIZE	1,205 SF
ZONING	CD 345
PID	024-247-065
STRATA FEES	\$630.69
TAX (2021)	\$13,510.38
SALE PRICE	\$1,659,000

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Strata unit with vacant possession.
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Opportunity to purchase delicatessen, butcher and/or equipment
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HVAC
—

Front entrance is a double door for easy loading from the Loading Bay in the lane
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Walking distance to variety of restaurants

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West 3rd exposure & high visibility signage enhanced by Lonsdale traffic flow
—

Ample street parking with parking accessed through a controlled entry
—

2 private and 9 visitor parking stalls
—

Transit friendly

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