

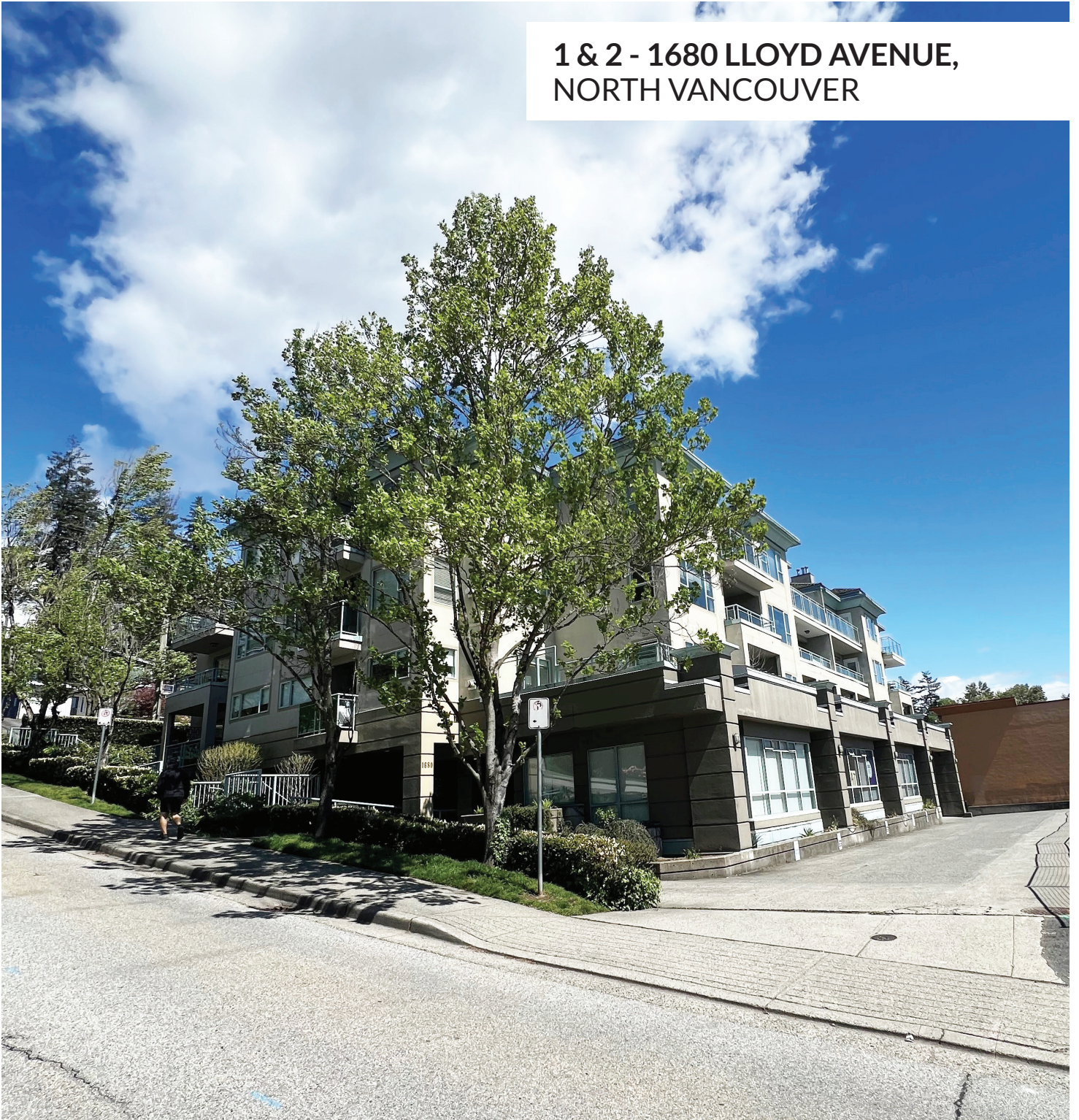
HQ

Commercial

FOR SALE

PRIME OFFICE SPACE

1 & 2 - 1680 LLOYD AVENUE,  
NORTH VANCOUVER



**Scott Smith**  
604 788 4600  
scott.smith@hqcommercial.ca

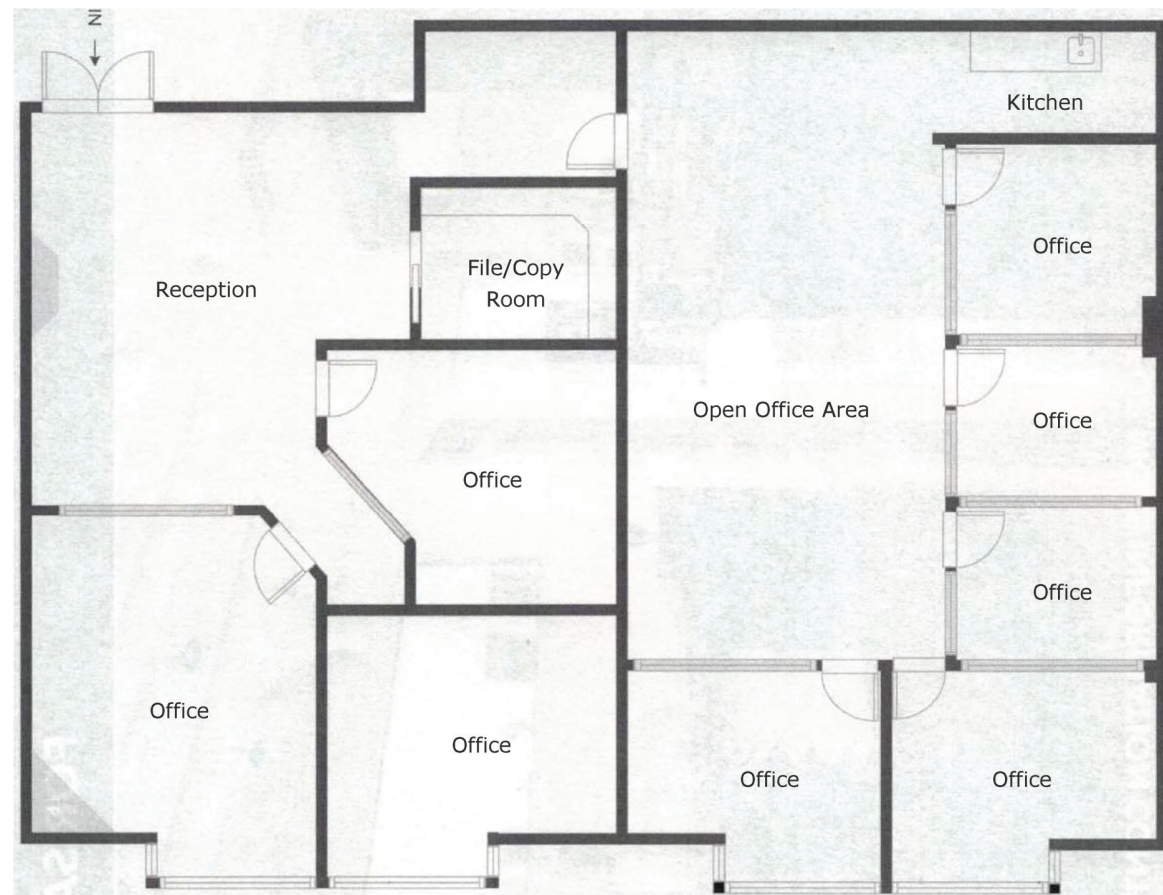
HQ Commercial  
1330 Granville Street  
Vancouver BC V6Z 1M7



AERIAL



FLOOR PLAN





## OPPORTUNITY

Unique opportunity to purchase two unit strata offices fully finished and ready for move in. Numerous improvements include 8 offices, reception, large open plan areas, kitchen and common bathrooms within the complex maximizing strata unit size and layout.

## SUMMARY

UNIT 1 UNIT 2	1,083 SF 841 SF <u>1,923 SF</u>
LEGAL	STRATA LOT 1 & 2, PLAN LMS2408, DISTRICT LOT 552, GROUP 1, NEW WESTMINSTER LAND DISTRICT
PIDS	023-434-384 / 023-434-406
STRATA FEES	\$1,057.96
TAXES (2023)	\$13,205.94
SALE PRICE	\$2,049,000

## LOCATION

Centrally located just off marine Drive and Lloyd Avenue with access to Lionsgate Bridge, access to Highway 1 via Capilano Road make this location ideal for businesses that have clients come from the North Shore and further. Located amongst many amenities. Capilano Mall, numerous restaurant, shopping alternatives, banking and other services are located in close proximity.

## BUILDING HIGHLIGHTS

—	—
8 Finished offices, kitchen, reception, 2 large open plan spaces	Common loading bay near entrance
—	—
Male & female bathrooms in building	Unique five-unit commercial strata
—	—
Air conditioning	TransLink bus stop directly Infront of building
—	—
Southern exposure for nature light	1,065.52 per SF
—	—
4 Reserved parking	—
—	Zoning allows medical & professionally office and other serving uses
Zoning is Marine Drive Commercial Zone (C9)	—

 <b>Commercial</b>	<b>Scott Smith</b> <b>604 788 4600</b> <b>scott.smith@hqcommercial.ca</b>	604 899 1122 604 608 4819 hqcommercial.ca	HQ Commercial 1330 Granville Street Vancouver BC V6Z 1M7
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