

FOR SALE/LEASE

EXCEPTIONAL RETAIL OPPORTUNITY IN HISTORIC BUILDING

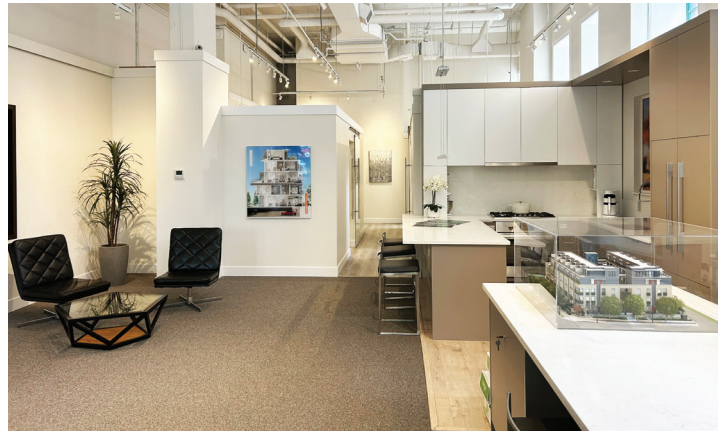
**101 - 88 LONSDALE AVENUE
NORTH VANCOUVER**



OPPORTUNITY

Rare corner strata retail unit available for sale or lease in Lower Lonsdale at The Aberdeen, a five-storey concrete mixed-use building that integrates an original 1910 Edwardian facade.

This prime location, just off the corner of Lonsdale Ave and East 1st Street, offers excellent exposure and access to a vibrant shopping and entertainment hub. The unit includes one secured underground parking stall and there is ample street parking available.



SUMMARY

SIZE	1,786 SF
ZONING	CD-453
STRATA FEE	\$1,266.17
BASIC RENT	\$50 PSF
ADDITIONAL RENT	\$26 PSF
SALE PRICE	\$2,880,000

BUILDING HIGHLIGHTS

Convenient Access: Walking distance to the Seabus Terminal, Lonsdale Quay Public Market, The Pier, and The Shipyards.

Prime Location: Situated just off the corner of Lonsdale Ave and East 1st Street in Lower Lonsdale.

High Visibility: Unit 101 offers excellent retail exposure with high ceilings.

Exciting Surroundings: Close to a variety of retail businesses, creating a lively shopping and entertainment environment.

Historic Charm: The facade was retained from the original Aberdeen Block, which was home to Paine Hardware for almost 90 years.

Note: No food and beverage businesses allowed in the building.

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