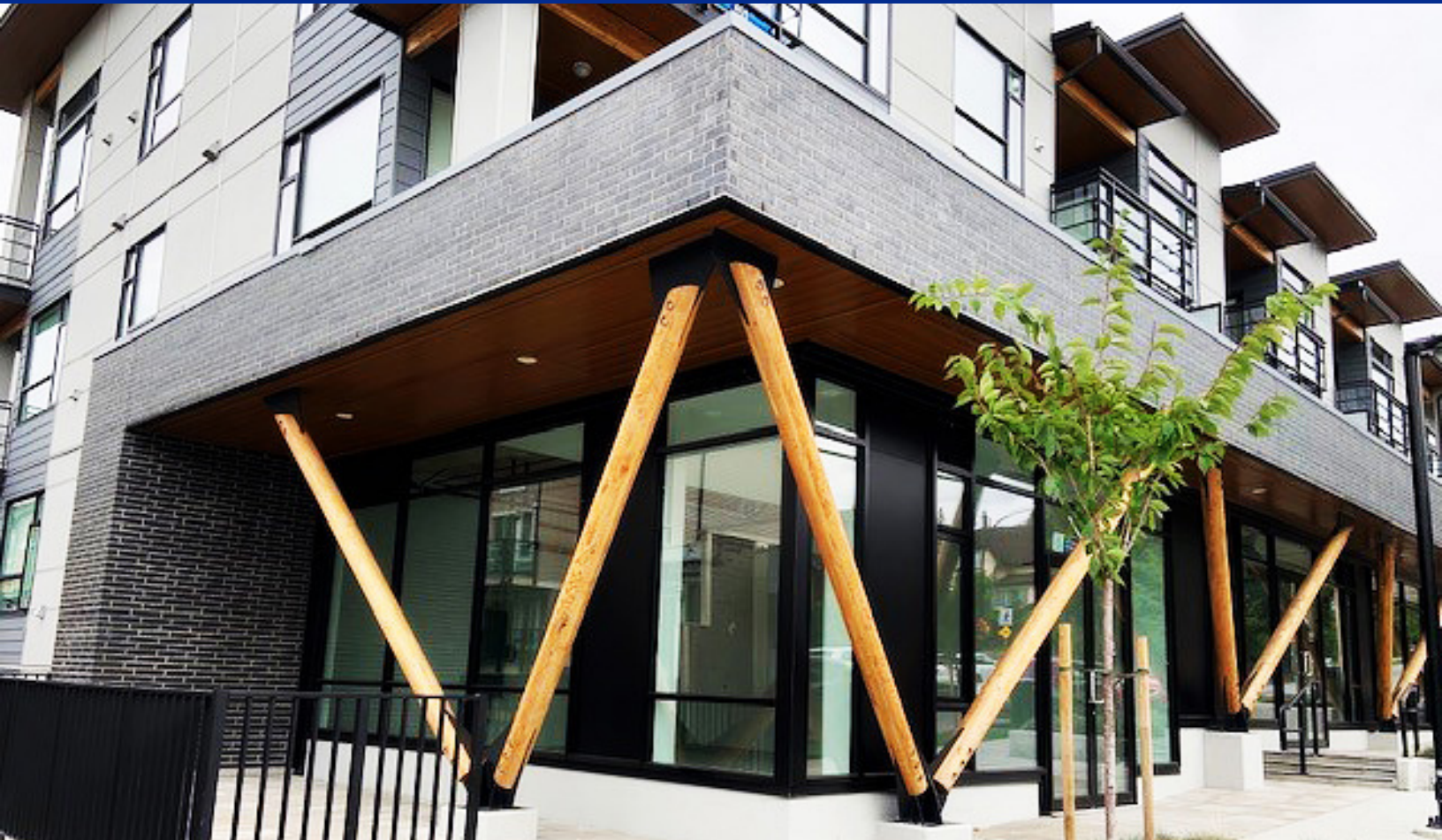


FOR SALE

1411 Bewicke Ave, North Vancouver, BC

RETAIL/ OFFICE



Opportunity Highlights

- » Brand new concrete strata
- » Corner unit with 12'ft.+/- ceiling height
- » 35'ft. of window frontage facing south and along Bewicke Avenue
- » Potential for a 300 sq.ft. concrete patio area
- » Street-front parking



Gita Tehranchi

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Mark Hagedorn

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Macdonald
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CORFAC
International

Macdonald

COMMERCIAL

1411 Bewicke Ave,
North Vancouver, BC

EXECUTIVE SUMMARY

RENTABLE AREA

746 sq.ft.

ZONING

CD-690 (allows for a wide variety of retail and office service uses)

PID

031-145-531

PARKING

2 underground

STRATA MAINTAINENCE FEE

\$442.17

ASKING PRICE

\$766,500.00

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LOCATION

This brand new project called "The Creston" is ideally located in the Mosquito Creek neighbourhood which has been experiencing rapid transitioning development from light industrial to full residential in the last 36 months. This is a mixed use development with ground floor retail/office just north of Marine Drive right on Bewicke Avenue for maximum pedestrian and motor vehicle exposure.

LEGAL DESCRIPTION

Strata Lot 55, District Lot 265, Group 1, New Westminster District, Strata Plan EPS5766 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.

AMENITIES

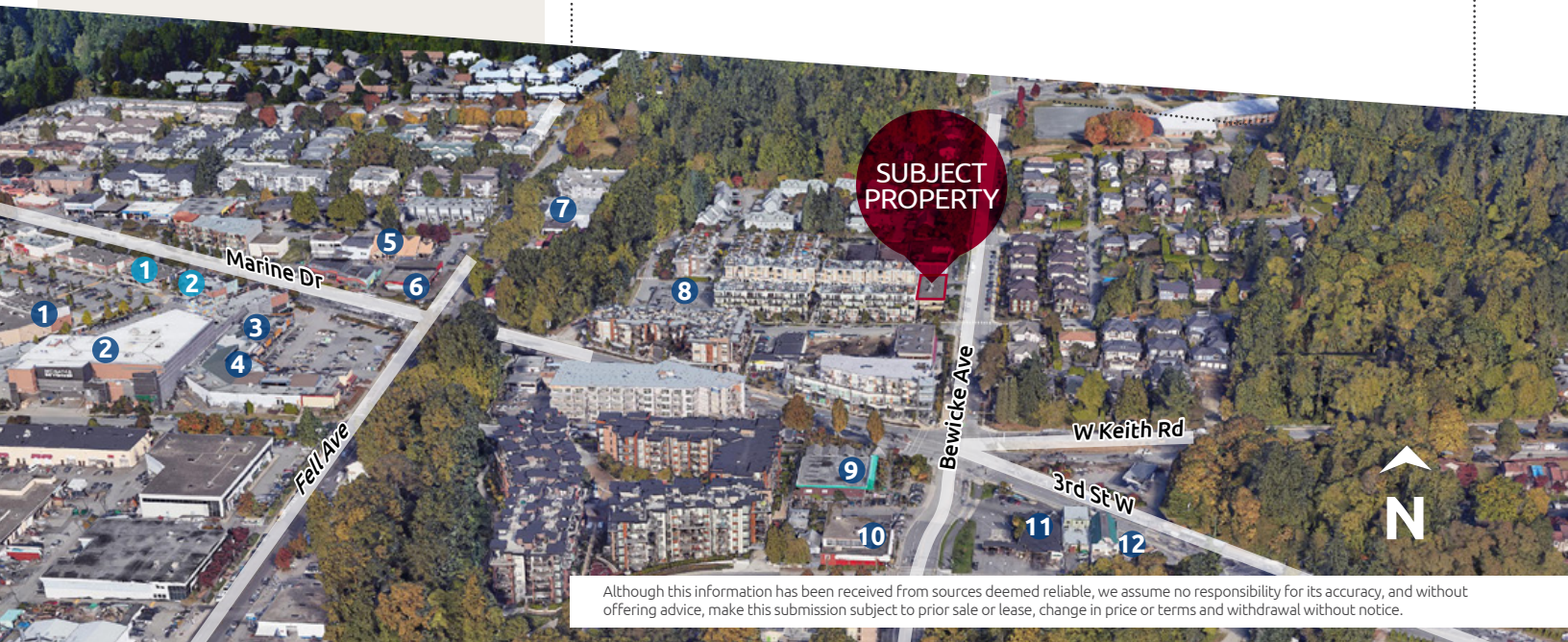
BANKS

1. RBC Royal Bank
2. Coast Capital

SHOPPING/SERVICES

1. Shoppers Drug Mart
2. Bed Bath & Beyond
3. Tom Lee Music
4. Choices Market

5. The Salvation Army Thrift Store
6. MIDAS - Auto repair shop
7. LORDCO - Auto parts store
8. La-Z-Boy Furniture Galleries
9. GardenWorks
10. Mr. Pet's
11. FedEx Purolator UPS DHL Authorized
12. De Dutch Pannekoek House



Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.