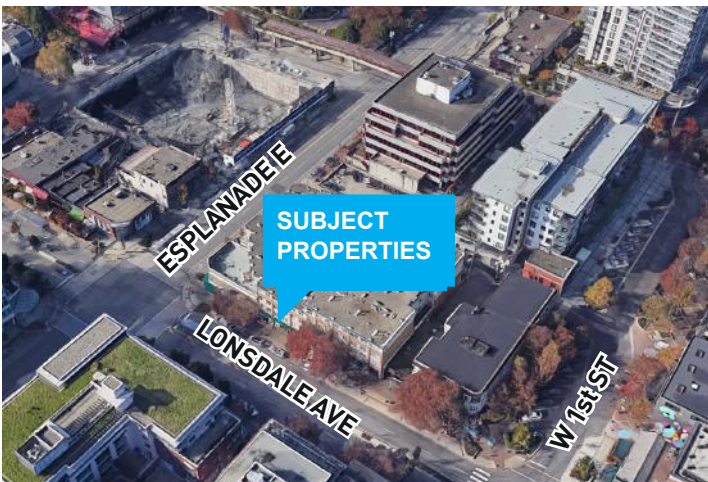
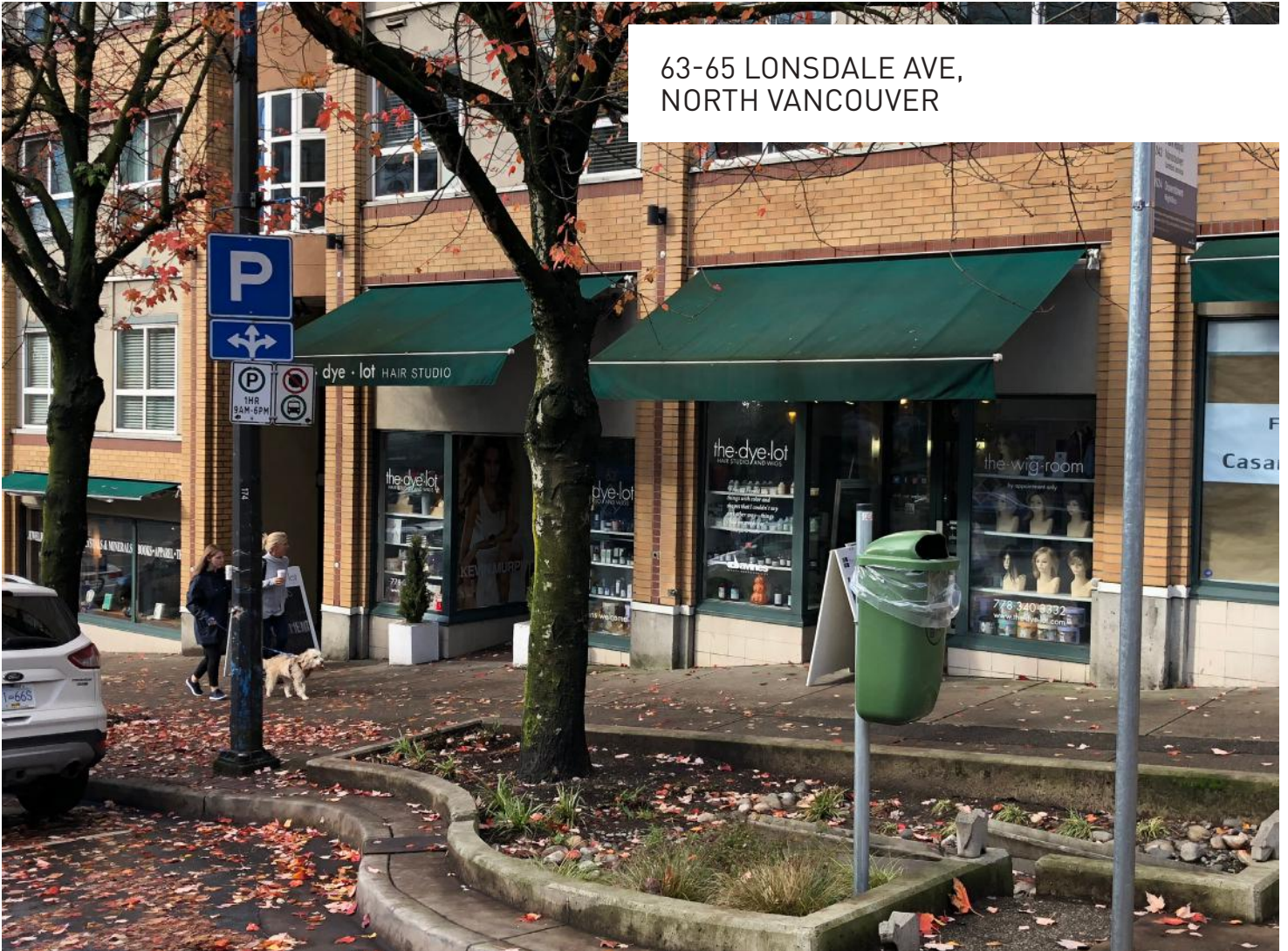


# FOR SALE

INVESTMENT STRATA UNITS- RETAIL

63-65 LONSDALE AVE,  
NORTH VANCOUVER



## OPPORTUNITY

To own two continuous strata units in the Lower Lonsdale redevelopment zone. 5 year lease with a long term tenancy in place.

## LOCATION

The strata units are located on the westside of the first block in Lower Lonsdale Avenue, just off the prime Esplanade intersection.




## SUMMARY

|            |                   |
|------------|-------------------|
| BUILDING   | 63 LONSDALE       |
| SIZE       | 761 SF            |
| PID        | 023-963-247       |
| ZONING     | HRA               |
| TAX        | \$7,586.61 (2018) |
| SALE PRICE | \$895,000         |

|            |                   |
|------------|-------------------|
| BUILDING   | 65 LONSDALE       |
| SIZE       | 798 SF            |
| PID        | 023-963-255       |
| ZONING     | HRA               |
| TAX        | \$7,965.95 (2018) |
| SALE PRICE | \$939,000         |

**TOTAL PRICE: \$1,834,000**

|   |  |   |  |
|---|--|---|--|
|  <b>Commercial</b> | Scott Smith<br>604 788 4600<br><a href="mailto:scott.smith@hqcommercial.ca">scott.smith@hqcommercial.ca</a>  | HQ Commercial<br>320 - 1385 West 8th Avenue<br>Vancouver BC V6H 3v9 | 604 899 1122<br>604 604 4819<br><a href="http://hqcommercial.ca">hqcommercial.ca</a> |
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