



## Residential Development Opportunity with Holding Income

300 West Esplanade  
North Vancouver, BC

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### DEVELOPMENT HIGHLIGHTS

- › Opportunity to build a landmark project in the established Lower Lonsdale area with amazing views of Burrard Inlet, Downtown Vancouver, Stanley Park and the North Shore Mountains.
- › 7,948 SF site with designation for multi-family or mixed-use up to 2.6 FSR.
- › Enviable and irreplaceable location just steps from Lonsdale Quay and renewed Lower Lonsdale neighbourhood.
- › Recently approved and adopted Official Community Plan provides clear policies and guidelines for rezoning the site.
- › Capitalize on strong demand for units in an increasingly expensive area with little competitive supply.
- › Currently fully leased with \$95,960 NOI
- › Asking price: \$3,400,000

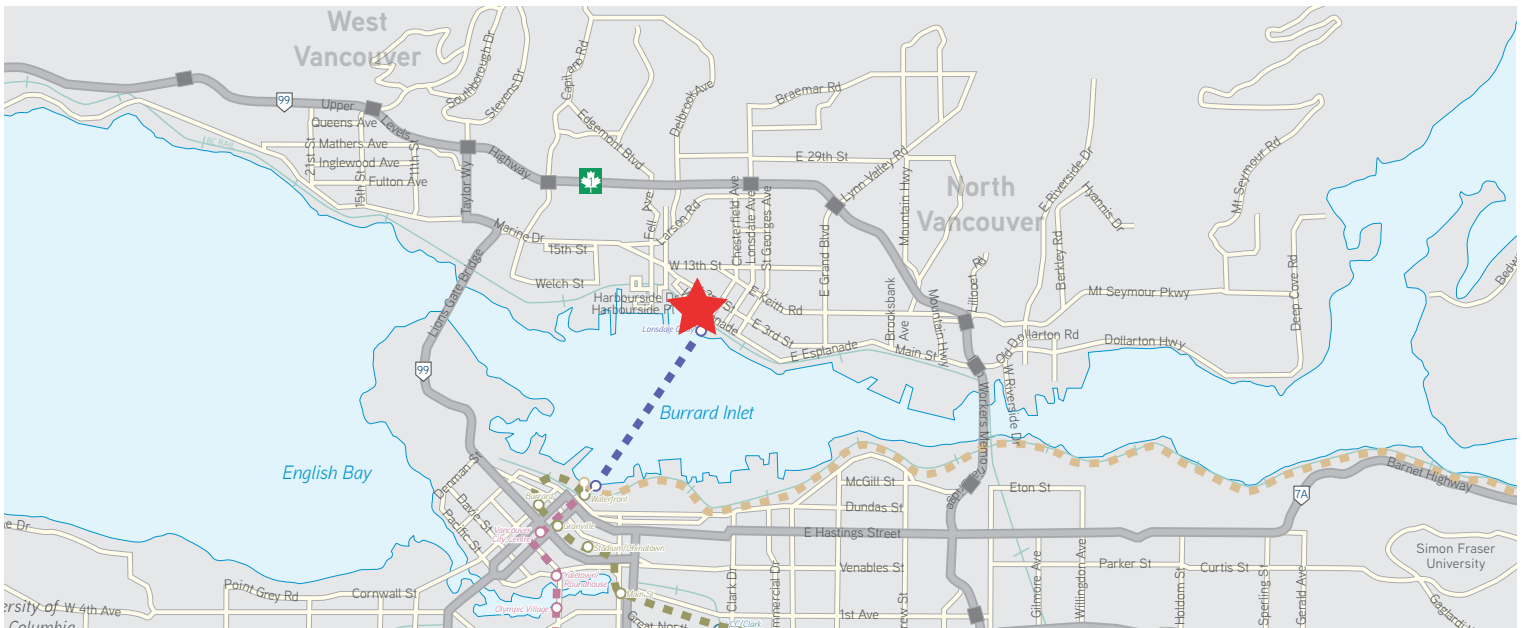


## LOCATION

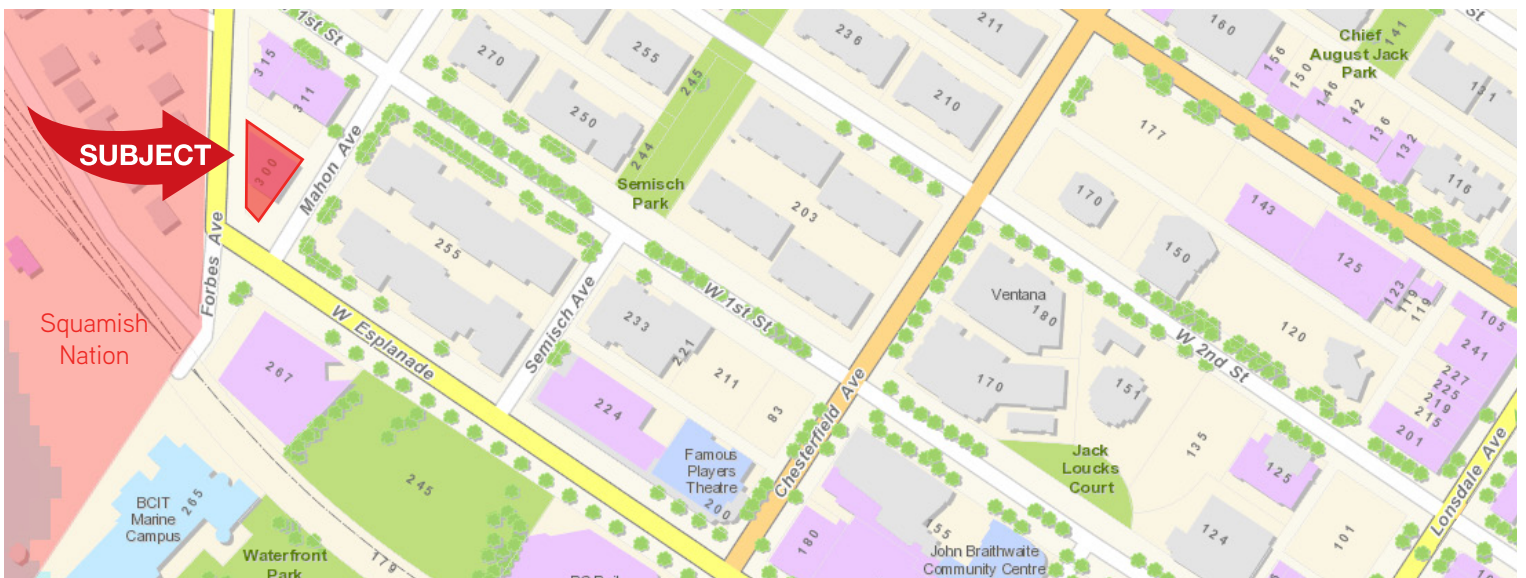
Located in the Lower Lonsdale area of North Vancouver, the Property is accessed via West Esplanade, just east of Lonsdale Avenue. It is just six minutes' walking distance from the Lonsdale Quay SeaBus Terminal, providing convenient access to Downtown Vancouver.

### Drive Times

- |                                   |                                       |                                  |
|-----------------------------------|---------------------------------------|----------------------------------|
| 1. Downtown Vancouver: 13 minutes | 3. Horseshoe Bay: 17 minutes          | 5. Vancouver Airport: 35 minutes |
| 2. Park Royal Mall: 8 minutes     | 4. Lonsdale SeaBus Terminal: 1 minute | 6. US Border: 49 minutes         |



## SITE PLAN



# FOR SALE > RESIDENTIAL DEVELOPMENT OPPORTUNITY

## SALIENT FACTS

Civic Address:	300 West Esplanade, North Vancouver, BC
Legal Address:	Lot D Block 161 District Lot 271 Land District 36 Plan VAP750 - PID: 011-948-221
Location:	Prominently situated on West Esplanade at Mahon Avenue, just three blocks from Lonsdale Quay.
Site Area:	7,948 SF
Improvements:	The property is improved with a multi-tenant industrial building.
Building Area:	6,020 SF Rentable
NOI:	\$95,960
Tenancy Details:	Available on request.
Current Zoning:	M-1, Industrial
Official Community Plan:	Mixed-Use Level 4A (High Density) Purpose: To allow for a mix of higher-density multifamily and commercial uses in Lower Lonsdale. Buildings in this designation typically include a mix of retail and/or office space on lower floors and residential on upper floors. OCP Permitted Density: 2.6 FSR (+ 1.0 FSR Bonus)
Assessed Value: (2015)	\$2,463,700

## PREVIOUS DESIGN PLAN



## NEIGHBOURHOOD PHOTO GALLERY



## CONTACT US

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