

217 - 219 EAST 1<sup>ST</sup> STREET  
NORTH VANCOUVER, BC



9,000 SF VACANT LAND  
PRIME DEVELOPMENT SITE

FOR SALE

POTENTIAL BUILDING FORM\*  
\*REQUIRING A REZONE



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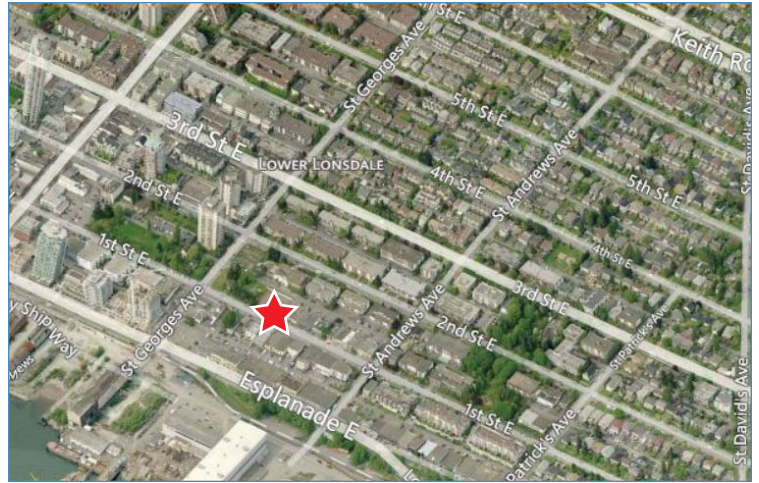
# 217 - 219 EAST 1<sup>ST</sup> STREET, NORTH VANCOUVER, BC

## 9,000 sf Vacant Land Prime Development Site

**FOR SALE**

### INVESTMENT HIGHLIGHTS

- Rarely available vacant land
- Current zoning M-4
- OCP -Light Industrial (mixed employment)
- Prime lower Lonsdale location
- Significant re-development potential
- Good local amenities
- Phenomenal downtown & water views
- Close to public transit - Seabus and bus loop
- Convenient access via newly constructed low level road
- Proposed Spirit Trail at your door step



### LEGAL DESCRIPTIONS

217 East 1st: PID - 006.648.380, Plan #VAP 20297, Lot M, Block 167, District lot 36

219 East 1st: PID - 006.648.461, Lot N, Block 167, District Lot 274, Plan 20297

### SITE AREA

75' x 120' = 9,000 sf  
Measurements are approximate.

### TAXES

\$16,721

### ENVIRONMENTAL

Reports available to qualified buyers; no further investigation recommended.

### PRICE

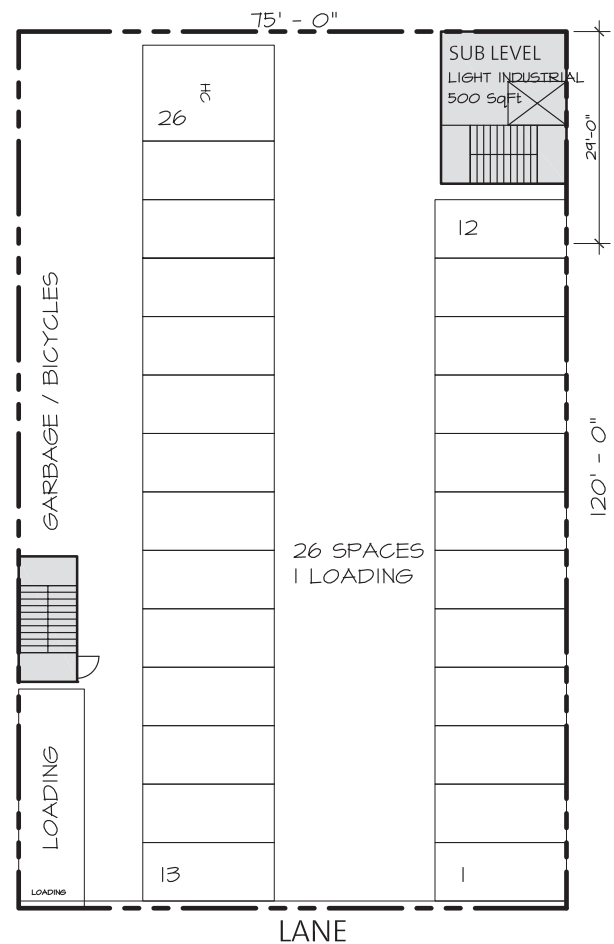
The Vendor has elected to not establish an asking price.

### OFFERING PROCESS

All offers must be received on or before June 26th, 2014.

### PARKING PLAN

EAST 1st STREET



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