

FRASER · ELLIOTT
COMMERCIAL

156 West 3rd Street,
North Vancouver

For Sale

4,678 SF
Mixed-Use Building
in Lower Lonsdale



604.728.2845

sales@fraserelliott.com

www.fraserelliott.com

SALIENT FACTS

Municipal Address:

156 West 3rd Street, North Vancouver

PID:

017-384-877

Year Built:

1976

Lot Size:

5,760 SF

NRA:

4,678 SF

Frontage:

46' on W 3rd St

Storeys:

2

Property Mix:

Office: 2,376 SF, 50.80%

Retail: 2,302 SF, 49.20%

Parking:

10 stalls

Zoning:

CS-3, Special Commercial

OCP:

Mixed Use Level 3

OPPORTUNITY

Well maintained 4,678 SF retail/office building in Lower Lonsdale situated on a 5,760 SF lot. Concrete block construction with torch-on membrane, 10 parking stalls at the rear and 46 feet of frontage on W 3rd St. The subject property is blocks away from the Lonsdale Quay and Seabus Terminals, parks, schools, and various community amenities. Significant medium density redevelopment potential (2.3 FSR with a potential bonus of 0.5 FSR). Exceptional opportunity for an owner occupier, investor and/or developer to own a well positioned, centrally located asset in an amenity rich, rapidly expanding neighborhood.

Offered at: \$4,800,000



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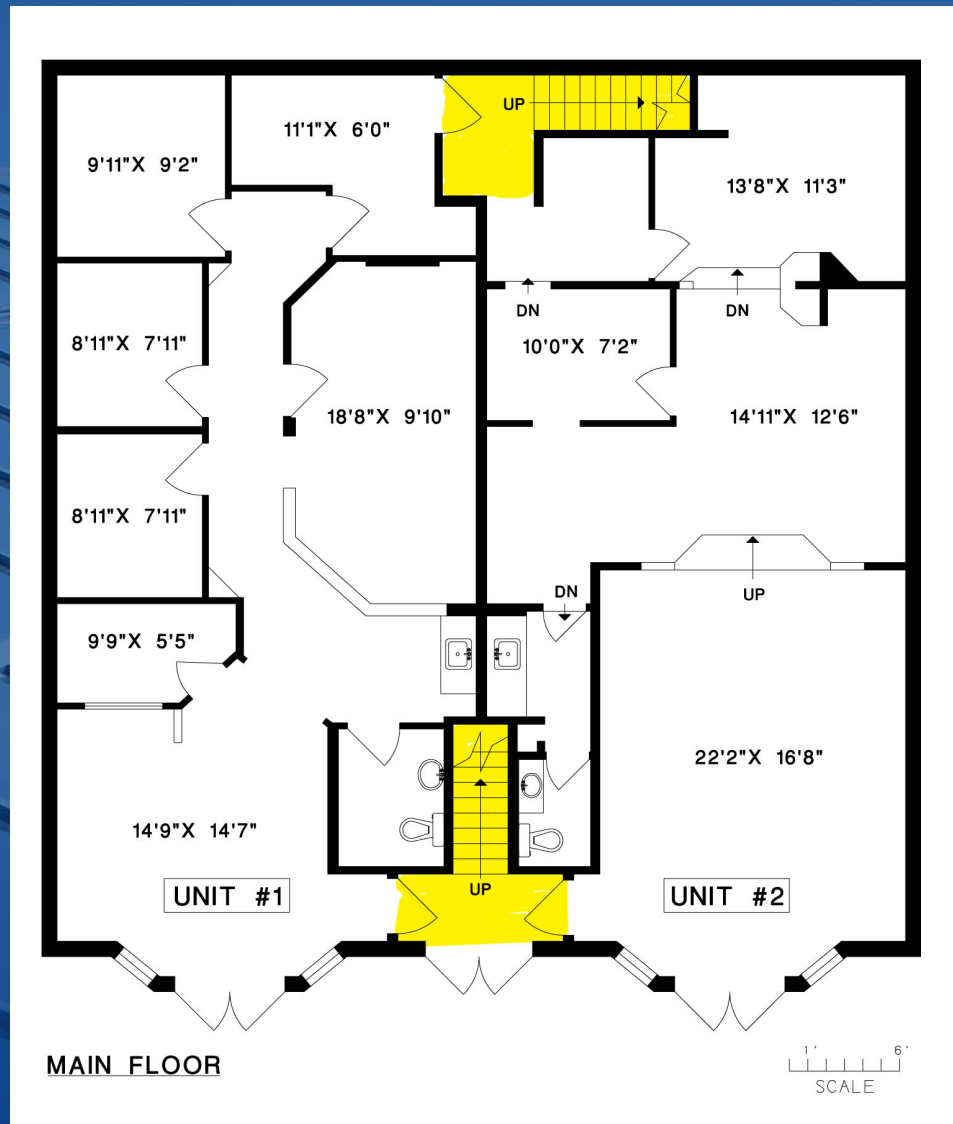
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First Floor

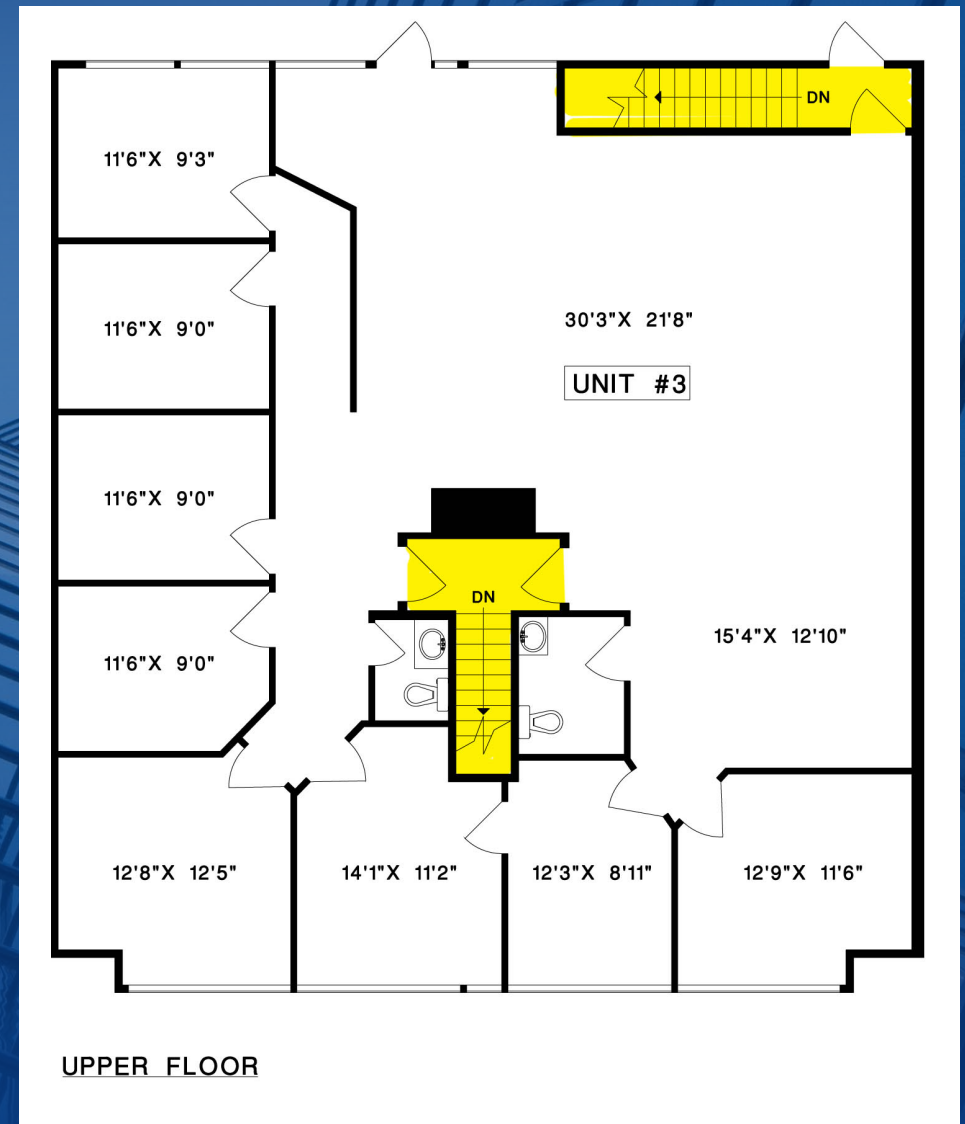
Unit #1: 1,172 SF

Unit #2: 1,130 SF



Second Floor

Unit #3: 2,376 SF





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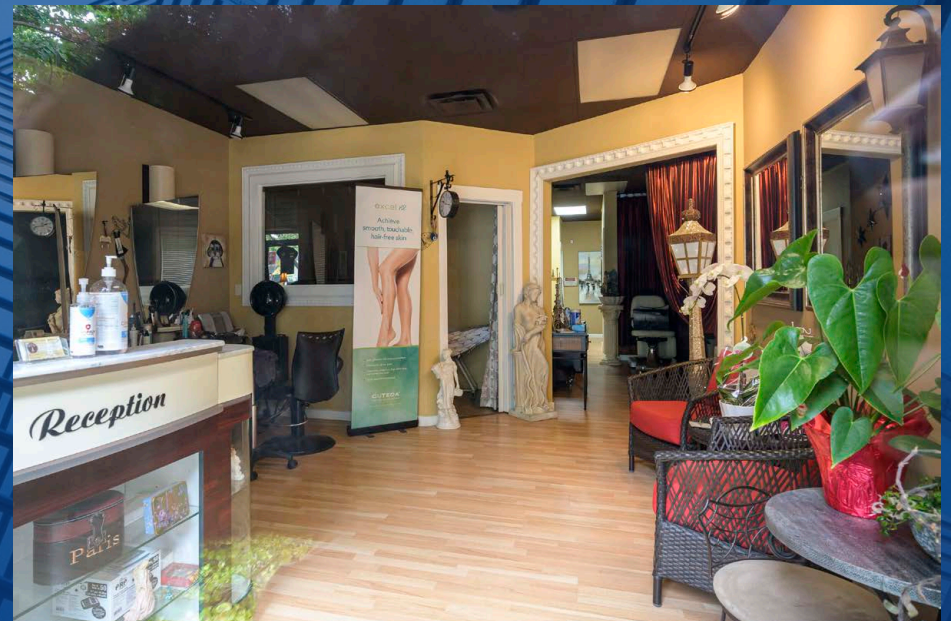
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FOR
LEASE
2ND FLOOR
OFFICE SPACE

PETALINO
Flower Shop & Garden
604-770-1117

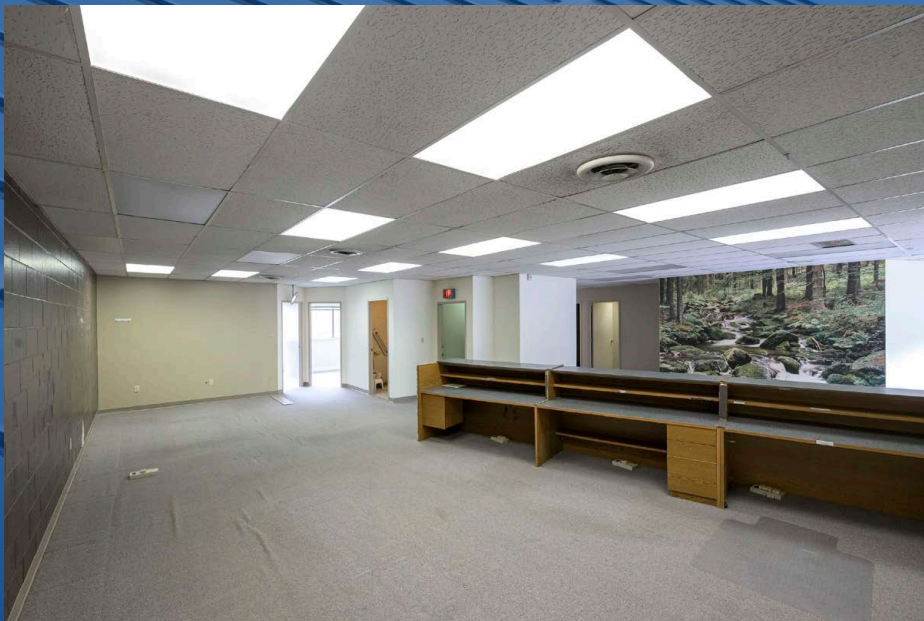
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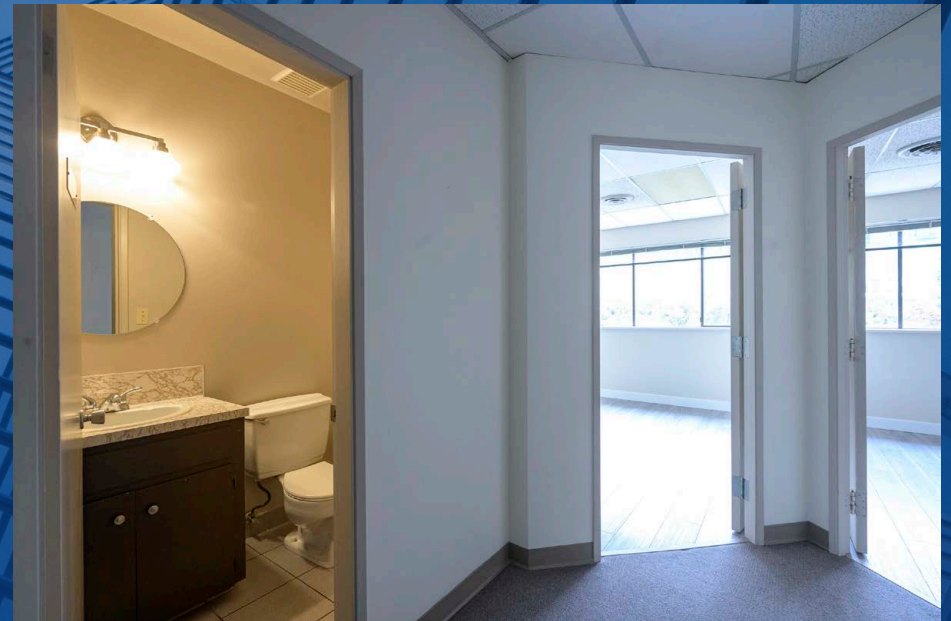
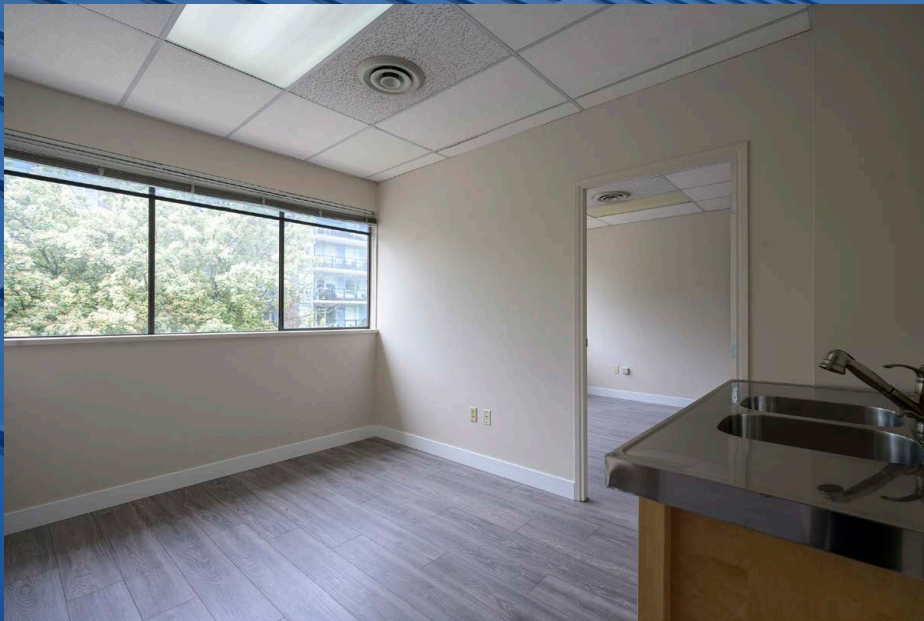
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