

6.5 ACRE PRIVATE SCHOOL WITH BOARDING FACILITIES



2420 DOLLARTON HIGHWAY

North Vancouver, BC

Represents an unprecedented opportunity to acquire an irreplaceable fully functioning private school property with long-term repositioning potential.

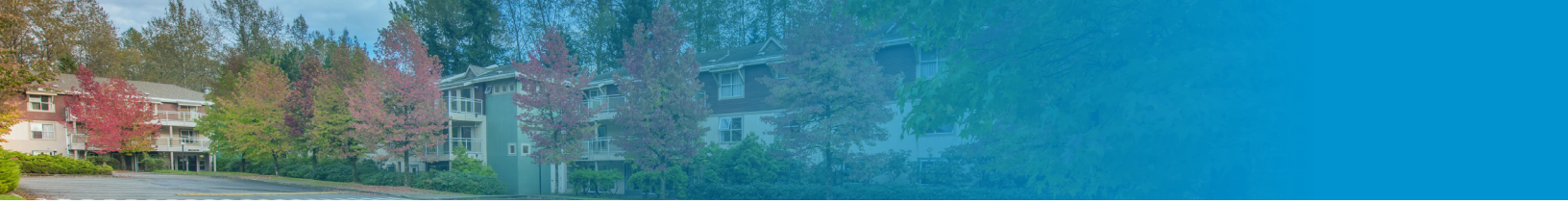
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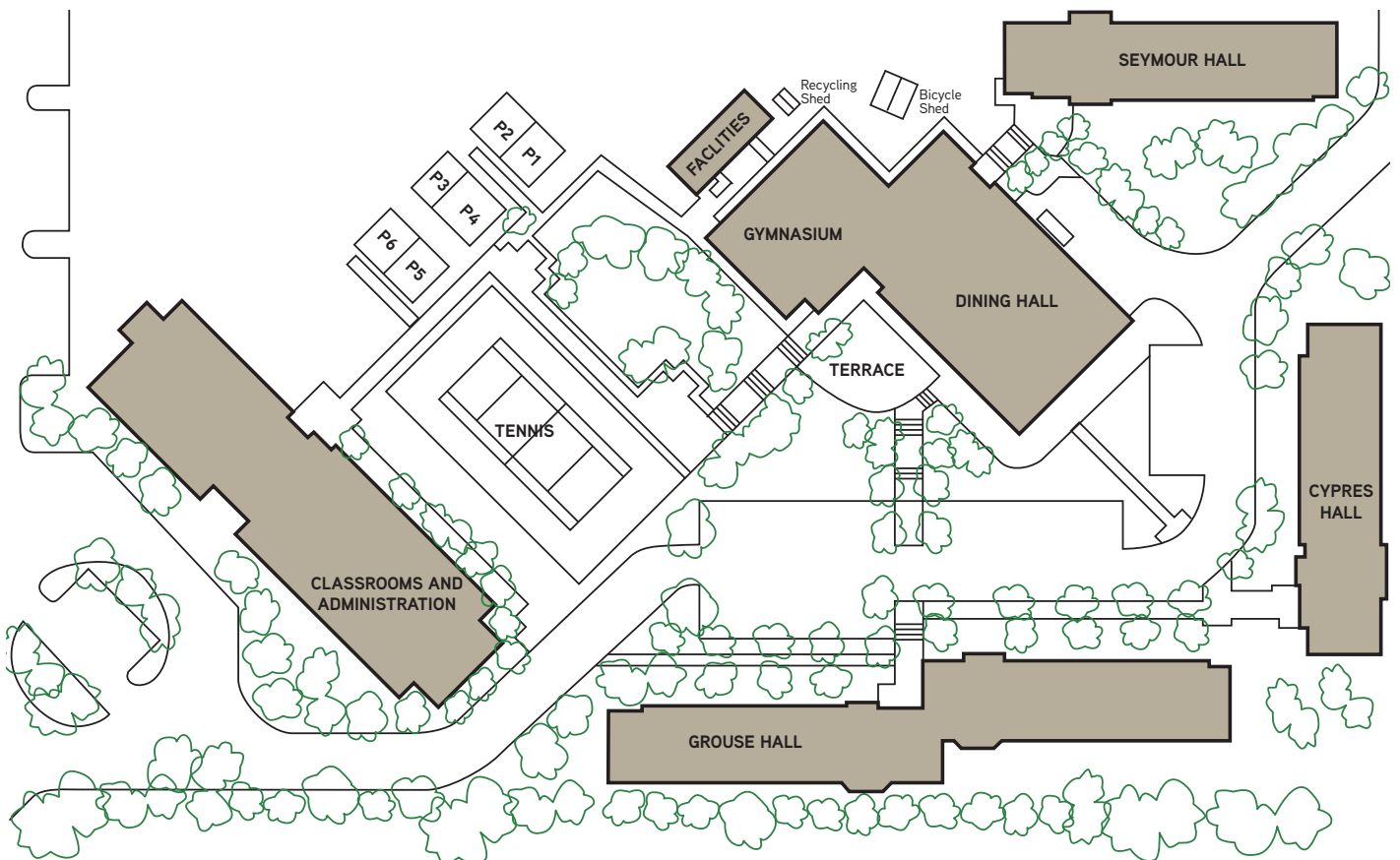
OPPORTUNITY HIGHLIGHTS

- › Private school facility ideally configured for a variety of school or institutional uses
- › Quality improvements with classrooms, gym, cafeteria, admin and student residences with 350 beds
- › Rare 6.5 acre site - irreplaceable land
- › Located within 30 minute drive of all of Vancouver's most affluent neighbourhoods
- › Extremely high barriers to entry in school market
- › Priced below replacement cost
- › Long term upside value in rezoning and redevelopment to higher density
- › Capitalize on strong demand for boarding facilities in Vancouver

LOCATION

Located in the Maplewood area of North Vancouver, BC, the property is accessed via Dollarton Highway, just East of Highway 1. The property is easily accessible from anywhere on the North Shore, and is just a 5 minute drive from the Ironworker's Memorial Bridge. North Vancouver is renowned for its beauty and its superior natural amenities, bordered by Burrard Inlet to the south and the North Shore Mountains. The area is well-located within Metro Vancouver, which is recognized as one of the world's most liveable and desirable metropolitan areas.

SITE PLAN



SALIENT FACTS

Civic Address:	2420 Dollarton Highway, North Vancouver, BC	
Site Area:	6.47 acres (281,833 SF)	
Zoning:	I-4, Interim Industrial Zone (existing school use is legal non-conforming)	
OCP Designation:	Institutional	
Current Density:	Approximately 0.35 FAR	
Improvements:	Purpose built educational campus including: <ul style="list-style-type: none"> • An administration and classroom building • Three dormitory structures • Four portable classrooms • Full service cafeteria • Gymnasium • Outdoor tennis court and soccer field 	
Year Built:	1988-1996 (phased)	
Building Area:	Building	Area (SF)
	Administration	22,280
	Seymour Residence	16,011
	Cypress Residence	16,011
	Grouse Residence	30,130
	Cafeteria, Gym & Kitchen Build-	13,396
	Portable 1	980
	Portable 2	980
	Portable 3	980
	Portable 4	980
	Gross Floor Area	101,658
Property Taxes (2014):	\$71,915.70	
Adjacent Land:	To West: District of North Vancouver To East/North: Port Metro Vancouver	
Debt:	Clear title	
Reports:	Environmental and building condition reports available upon request.	
Asking Price:	\$33,880,000	





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