FOR SALE > EDGEMONT VILLAGE INVESTMENT OPPORTUNITY

Edgemont Village Retail Property

3183 Edgemont Boulevard
North Vancouver, BC

KEY HIGHLIGHTS

> Income producing retail property located in highly coveted Edgemont Village
> Attractive single storey, two-tenant retail building totaling 1,498 SF of rentable area
> 30 ft of frontage on Edgemont – 3,300 SF lot size
> Potential increase in rental rate on lease expiry
> Future redevelopment potential with OCP designation for commercial/residential mixed use
> Irreplaceable high exposure location in centre of Village
> Over 240 residential units currently under development in Edgemont area
> Asking Price: $2,250,000
SALIENT FACTS

Civic Address: 3183 Edgemont Boulevard, North Vancouver, BC

Legal Description: Lot A Block 56 Plan VAP8097 District Lot 598 Land District 36
PID #: 010-257-691

Lot Size: 3,300 SF (30 ft frontage on Edgemont - irregular shaped site)

Building Size: 1,498 SF net rentable area

Building Description: Single-storey retail building built in 1953

Parking: 6 parking stalls at rear

Zoning: C-1 General Commercial

Property Taxes (2015): $21,734.64

Tenants:
- 32 Books & Gallery www.32books.com
- Tartooful www.tartooful.com
Contact listing agent for further lease details.

Gross Rental Revenue: $87,628 (2016 actual)

Net Operating Income: $64,717 (2016 estimate)

OCP EXCERPT

Commercial-Residential
Mixed-Use Level 1

FAR: ~1.75
Height: 2.5 - 3.5 storeys

Elevation:

Axonometric: