

FOR SALE

3026-3028 EDMONT BLVD

NORTH VANCOUVER, BC



Edgemont Village Investment Opportunity

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OPPORTUNITY

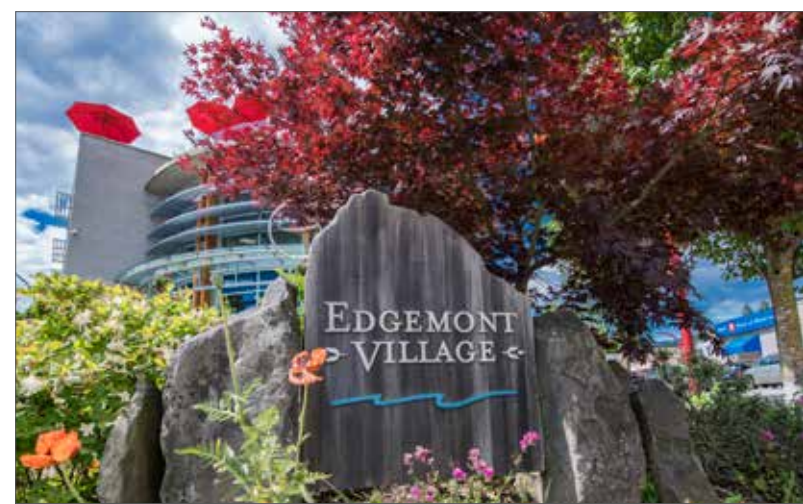
Opportunity to purchase a retail investment property in the heart of Edgemont Village, one of North Vancouver's most desirable family-oriented neighbourhoods. Located on Edgemont Boulevard between West Queens Road and Highland Boulevard, the property comprises 1,751 SF of prime retail space demised into two retail units tenanted by Subway and Kim's Hair Studio.

HIGHLIGHTS

- › Rarely available fully-leased retail building in the heart of Edgemont Village
- › Single-storey, two tenant building totaling 1,751 SF of rentable area
- › 3,000 SF lot with 30 feet of frontage on Edgemont Boulevard
- › Built-in rent growth
- › Potential to add second storey above

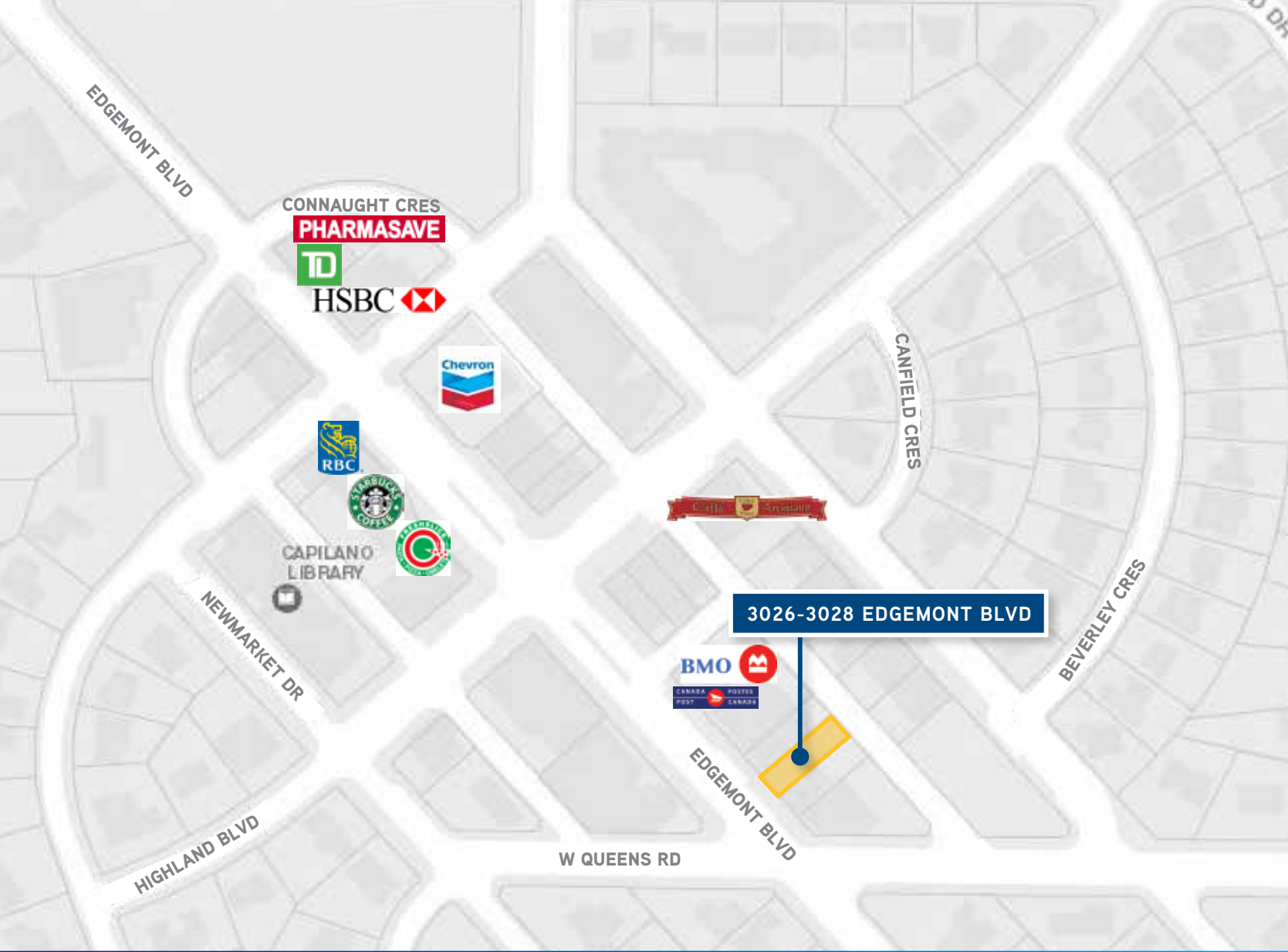
SALIENT FACTS

CIVIC ADDRESS	3026-3028 Edgemont Boulevard, North Vancouver	
LEGAL ADDRESS	Lot 2 of Lot 4 Block 42 District Lots 598 to 601 Plan 7831 PID: 010-308-881	
LOCATION	Located on the north side of Edgemont Boulevard between West Queens Road and Highland Boulevard	
LOT SIZE	3,000 SF (30 ft frontage on Edgemont Boulevard)	
NET RENTABLE AREA	Subway	1,371 SF
	Kim's Hair Studio	380 SF
	Total	1,751 SF
BUILDING DESCRIPTION	Single-story multi-tenant retail building	
ZONING	C1 - General Commercial Zone 1	
OCP	CRMU1 - Commercial Residential Mixed-Use Level 1	
GROSS TAXES (2018)	\$22,928.29	
NET OPERATING INCOME	\$91,142	



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