Lennard:

For Sale: Strata Commercial




# 220 Lonsdale Avenue

## North Vancouver

Restaurant, café, spa, gallery, showroom or headquarters: flexible zoning lets you shape this space around your business, right on the North Shore's main street.

| List Price | 1,820 SF | 25 ft | CD-599 | Vacant |
|---|---|---|---|---|
| $2,359,000 | Including Mezzanine | Storefront Ceilings | Flexible Commercial Zoning | On Closing |

Questions? Contact Us

## The North Shore Team NorthShoreTeam@lennard.com




**Matt Thomas**
Personal Real Estate Corporation
Senior Vice President
D. 604.636.2624
C. 604.230.2324
mthomas@lennard.com



**Brandon Buziol**
Associate Vice President
D. 604.416.2495
C. 604.417.5244
bbuziol@lennard.com



**Matt Upson**
Associate
D. 604.636.2627
C. 604.817.7199
mupson@lennard.com








## Salient Details

| | | | |
|---|---|---|---|
| Address | 220 Lonsdale Ave, North Vancouver | Year Built | 2013 |
| Legal | SL 64, Plan EPS1235, DL 274, Group 1 | Parking | 2 secured underground stalls |
| Zoning | CD-599 | Strata Fees | $1,349.21 / month |
| Size | 1,820 SF incl. mezzanine | Taxes (2026) | $27,954.45 |

| | | | | |
|---|---|---|---|---|
| **25ft** Front Ceilings | **1,820 SF** Two Levels | **96** Walk Score | **2** Secured Stalls | **Vacant** On Closing |

Zoning

# Will my business fit?

Almost certainly. The site is zoned CD-599, which follows the City of North Vancouver's Lower Lonsdale (LL-2) rules and welcomes a remarkably wide mix of retail, food, wellness, creative and professional uses.

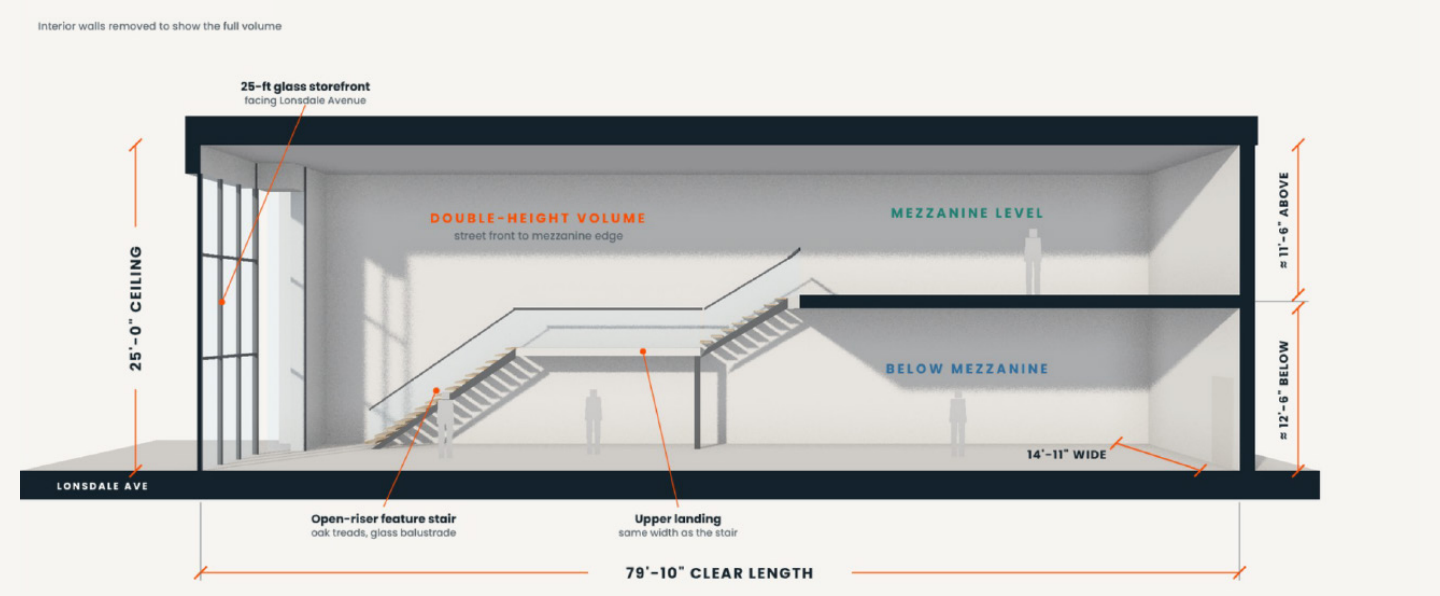
Restaurant | Cafe & Bakery | Spa & Salon | Fitness Studio | Professional Office | Vet Clinic | Art Gallery | Design Showroom | Boutique Retail | Dance & Music Studio | Bank

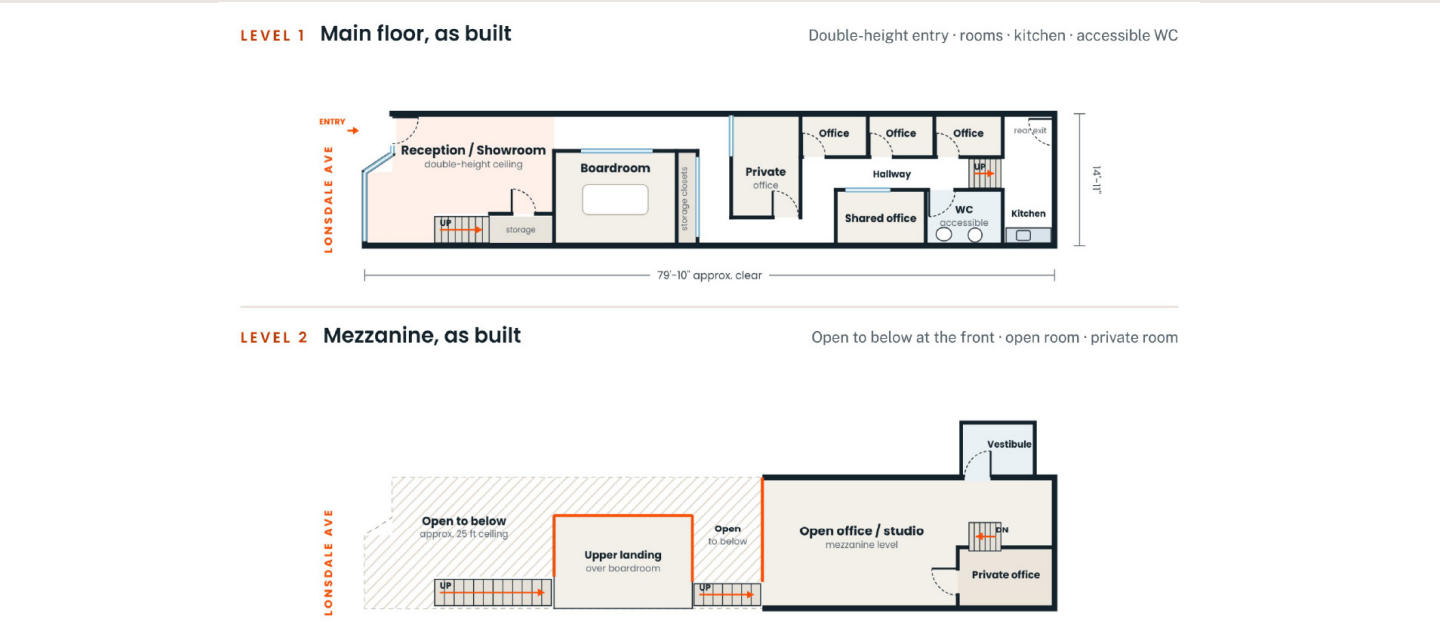
Summarized from the City of North Vancouver Zoning Bylaw No. 6700 (CD-599 zone). Examples are illustrative, not a complete list. Buyers should confirm their intended use with the City of North Vancouver and the strata corporation.

The Space

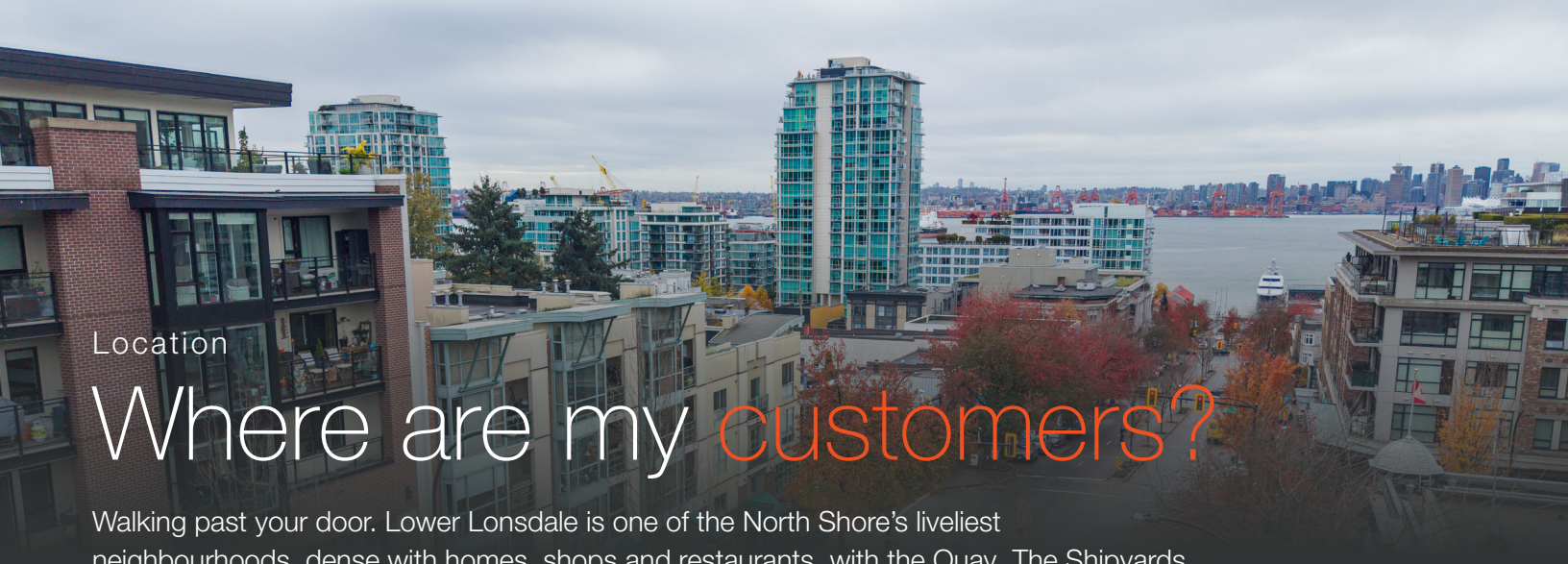
# How much room do I really have?

Strip away the interior walls and this is your canvas: soaring 25-foot high ceilings, with two levels.



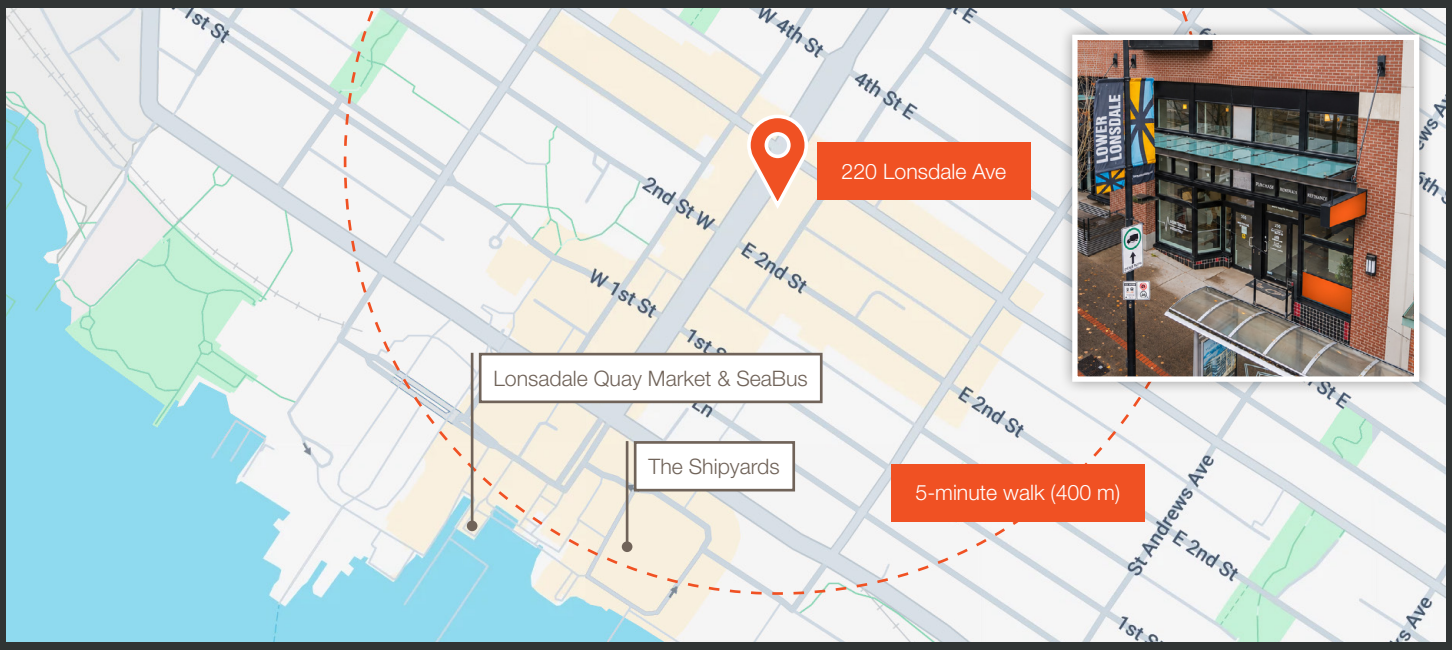

Section is illustrative, based on the 2013 permit drawings with interior walls removed; heights at the mezzanine and landing are approximate. Plans are simplified and not to scale. Total area per the strata listing.

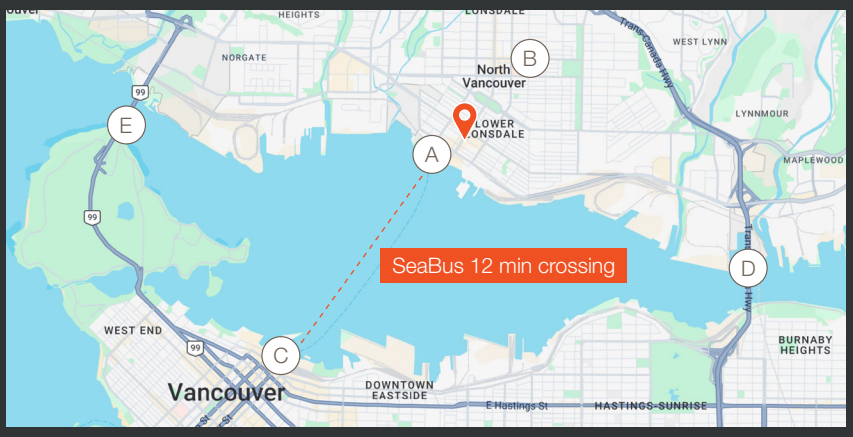


Location

# Where are my customers?

Walking past your door. Lower Lonsdale is one of the North Shore's liveliest neighbourhoods, dense with homes, shops and restaurants, with the Quay, The Shipyards and the SeaBus a few minutes away.




## Connected to the Region

| | |
|---|---|
| (A) Lonsdale Quay & SeaBus | 0.5 km |
| (B) Lions Gate Hospita | 1.1 km |
| (C) Downtown Vancouver | 3.9 km |
| (D) Second Narrows Bridge | 4.0 km |
| (E) Lions Gate Bridge | 4.5 km |

**96**
Walk Score

**8 min**
Walk to the SeaBus

**12 min**
SeaBus to Downtown

**71**
Bike Score



The Opportunity

# Why own, and **what's next?**

## Why Own

**01** Build equity, not a landlord's. Every payment works toward an asset in your name.

**02** Control your space. Renovate, rebrand and plan long term without asking permission or facing a renewal.

**03** Keep your options open. CD-599 zoning means you can occupy it, repurpose it or lease it to a wide range of businesses.

List Price

**$2,359,000**

$1,296 PSF · vacant

| | |
|---|---|
| Strata fees + taxes, per annum | ≈ $39,899 |
| PSF per annum | ≈ $21.92 |

Book a Site Tour →

## Questions? Contact Us

## The North Shore Team NorthShoreTeam@lennard.com




**Matt Thomas**
Personal Real Estate Corporation
Senior Vice President
D. 604.636.2624
C. 604.230.2324
mthomas@lennard.com



**Brandon Buziol**
Associate Vice President
D. 604.416.2495
C. 604.417.5244
bbuziol@lennard.com



**Matt Upson**
Associate
D. 604.636.2627
C. 604.817.7199
mupson@lennard.com

**Lennard:**

520-800 West Pender Street, Vancouver
604.636.2620 • lennard.com



Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.