

356-358 East 4th Street

Lower Lonsdale | North Vancouver, BC

Rare Income-Producing Triplex with Future Development Potential

Lennard:

356-358 East 4th Street

Property Details

Address
356-358 East 4th Street
North Vancouver, BC

Legal Description
Lot 31, Block 128, District Lot 274, Plan 878

PID
015-073-564

Lot Size
6,989 SF

Current Improvements
Three x 3 bedroom suites
One suite per floor
Three separately rented garages

Zoning
GO - Ground-Oriented Housing

Property Taxes (2025)
$8,241.63

Price
~~$2,950,000~~ $2,750,000

Gross Income Summary

Unit	Annual Income
358 Upper	$33,937.92
356 Main	$28,568.40
356 Basement	$30,702.24
Garage 1	$4,620.00
Garage 2	$4,620.00
Garage 3	$4,620.00
Total Annual Gross Income	**$107,068.56**

Opportunity

Situated on a quiet, tree-lined street in the heart of Lower Lonsdale, this rare 6,989 SF property offers an exceptional opportunity for investors, developers, and multi-generational families alike.

The property is improved with a well-maintained triplex consisting of three spacious 3-bedroom suites, each occupying an entire floor, plus three separately rented garages. The property provides strong holding income while offering future redevelopment potential under the City's evolving housing framework.

Whether you are seeking a long-term investment, redevelopment opportunity, or a unique property for extended family living, 356-358 East 4th Street presents a compelling opportunity in one of Metro Vancouver's most desirable neighbourhoods.







Investment Highlights

Strong Holding Income

The property currently generates approximately $107,068 annually from residential and garage rentals, providing meaningful income while future plans are explored.

Family-Friendly Layout

Each floor functions as a self-contained 3-bedroom residence, creating a unique opportunity for extended family living while maintaining privacy and independence.

Exceptional Location

Located just blocks from Lower Lonsdale's vibrant shopping, dining, and waterfront amenities while enjoying the character and quiet atmosphere of a residential street.

Development Potential

The property is designated GO (Ground-Oriented Housing), a zoning framework intended to encourage a variety of ground-oriented housing forms including multiplex and townhouse style development.

With a generous lot size of nearly 7,000 SF and valuable lane access, the site offers future redevelopment potential in one of North Vancouver's most sought-after neighbourhoods. Purchasers are encouraged to verify development opportunities directly with the City of North Vancouver.

Income-Producing Asset

Unlike many redevelopment properties that generate little or no revenue, this property offers immediate income from:

- Three residential suites
- Three separately rented garages

This allows investors and developers to offset carrying costs while pursuing future development plans.

Multi-Generational Living

The existing configuration creates an ideal arrangement for:

- Extended families
- Parents and adult children
- Multi-generational households
- Live and rent scenarios

Each floor offers privacy while remaining under one roof.

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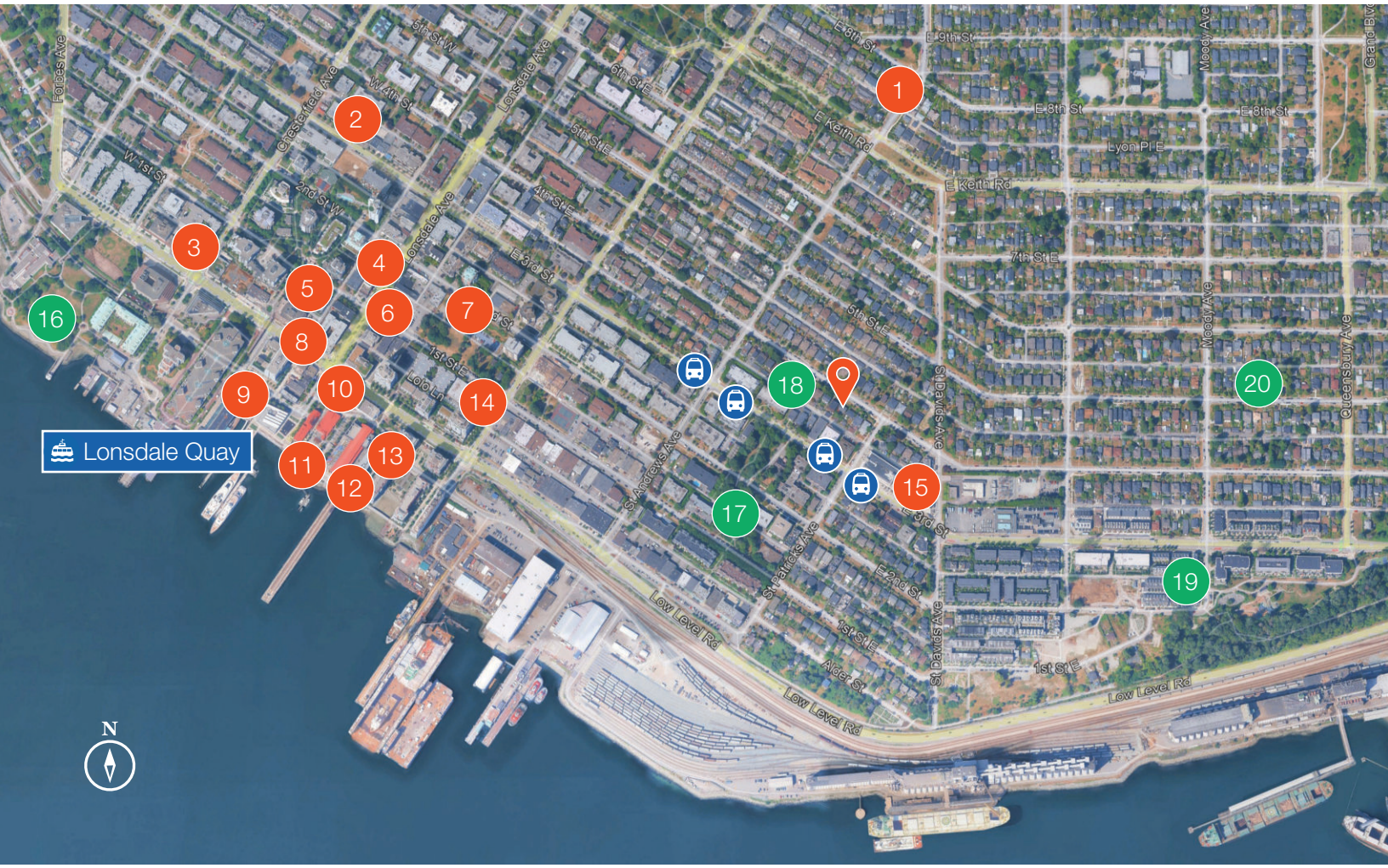

Nearby Amenities

Food & Dining

1 Goldie's Donuts & Bakery
2 Steve's Poké Bar
3 Perfecto Café
4 Dolce Amore
5 Earnest Ice Cream
6 Jam Café
7 South Castle
8 Big Way Hot Pot
9 Shipyards Coffee
10 Posh Café
11 PIER 7 Restaurant + Bar
12 Artigiano
13 JOEY
14 The Gull Bar and Kitchen
15 Delany's Coffee

Parks

16 Waterfront Park
17 Hamersley Park
18 Chief Mathias Joe Park
19 Moodyville Park
20 Chief Dan George Park

Commute Times		
Lonsdale Quay	5 Mins	9 Mins
West Vancouver	17 Mins	52 Mins
Downtown Vancouver	28 Mins	38 Mins
East Vancouver	23 Mins	1 Hr
South Vancouver	41 Mins	57 Mins
YVR Airport (Richmond)	45 Mins	1 Hr











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