

# Commercial Stratas For Sale

1,926 Sqft - North Vancouver, British Columbia, Canada



## Property Description

Excellent opportunity to purchase 4 fully improved commercial stratas within the Delbrook Plaza. Minutes from HWY1, the Delbrook Plaza is well situated in North Vancouver's Upper Delbrook neighborhood in close proximity to Edgemont Village, Westview Shopping Centre, local library & community centre.

This commercial opportunity is a combination of 4 strata lots providing 1926 SF improved as 11 offices each with their own heat pumps, AC units and security alarm panels, offers dedicated parking spots in addition to abundant visitor parking. Can be ideal for an investment or retail/office owner operator. This commercial property, upon assembly provides supreme future appreciation being designated as CRMU1 in the DNVs' OCP permitting future res/com mix development of up to 1.75 FSR.

DO NOT APPROACH THE TENANT.

## Basic Details

Property Type: **Office**

Listing Type: **For Sale**

Commercial Type: **Office Building**

Price: **\$1,950,000**

Sq Ft: **1,926 Sqft**

Year Built: **1988**

Lot Area: **73,700 Sqft**

Bullet 1: **1,926 SF of Finished Office Properties**

Bullet 2: **Desirable Delbrook Location**

Bullet 3: **4 Storey Development Potential**

Bullet 4: **Available as Income Property**

Bullet 5: **Available as Owner Occupier**

Occupancy: **Tenant**

## Location

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Street Number: **3711**

Street: **Delbrook**

Country: **CA**

Province: **BC**

City: **North Vancouver**

Longitude: **W124° 54' 49.2"**

Latitude: **N49° 20' 36.5"**

## Agent Info



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