

Retail For Sale

2,273 Sqft - 3759 Delbrooke Avenue, North
Vancouver, British Columbia, Canada



Property Description

Prime opportunity to purchase a well located, ground floor commercial retail unit within the Delbrook Plaza. Minutes from HWY1, the Delbrook Plaza is well situated in North Vancouver's prime Upper Delbrook neighborhood in close proximity to Edgemont Village, Westview Shopping Centre, local library & community centre.

Perfectly positioned at the front corner of the plaza, this 2,273SF retail unit uniquely offers premium direct exposure to Delbrook Ave. Ideal for investors & users alike, this property is fully fixtured with 2 full washrooms & comes with 5 dedicated parking spots in addition to abundant store front visitor parking. Can be provided vacant for owner occupiers. In addition to desirable holding income, this investment, upon assembly provides supreme future appreciation being designated as CRMU1 in the DNV's OCP permitting future res/com mix development of up to 1.75FSR.

Do not approach user. Please contact Listing Broker for full Marketing Brochure and Investor's package.

Location

Street Number: **3759**

Street: **Delbrook**

Basic Details

Property Listing Title: **Retail For Sale**

Property Type: **Retail**

Listing Type: **For Sale**

Commercial Type: **Retail**

Price: **\$1,798,000**

Sq Ft: **2,273 Sqft**

Year Built: **1988**

Bullet 1: **2,280 SF Ground Floor Retail Unit**

Bullet 2: **Direct Exposure to Delbrook Ave.**

Bullet 3: **Ideal for Users & Investors**

Bullet 4: **2 Full Washrooms, 5 Dedicated Parking Spots**

Country:	CA
Province:	BC
City:	North Vancouver
Longitude:	W124° 54' 49.1"
Latitude:	N49° 20' 36.4"

Agent [Info](#)



Raman Bayanzadeh
✉ raman@kleingroup.com



Pouria Nikravan
✉ pouria@kleingroup.com

604-684-8844 - #204-345 Robson Street Vancouver, BC V6B 0H3

