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	25 ft	CD-599	Vacant
$2,359,000	SF Including Mezzanine	Storefront Ceilings	Flexible Commercial Zoning	Ready to Occupy

Questions? Contact Us

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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 sq. ft. incl. mezzanine	Taxes (2025)	$23,708.21

25ft Front Ceilings	1,820 SF, Two Levels	96 Walk Score	2 Secured Stalls	Vacant Ready Today

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

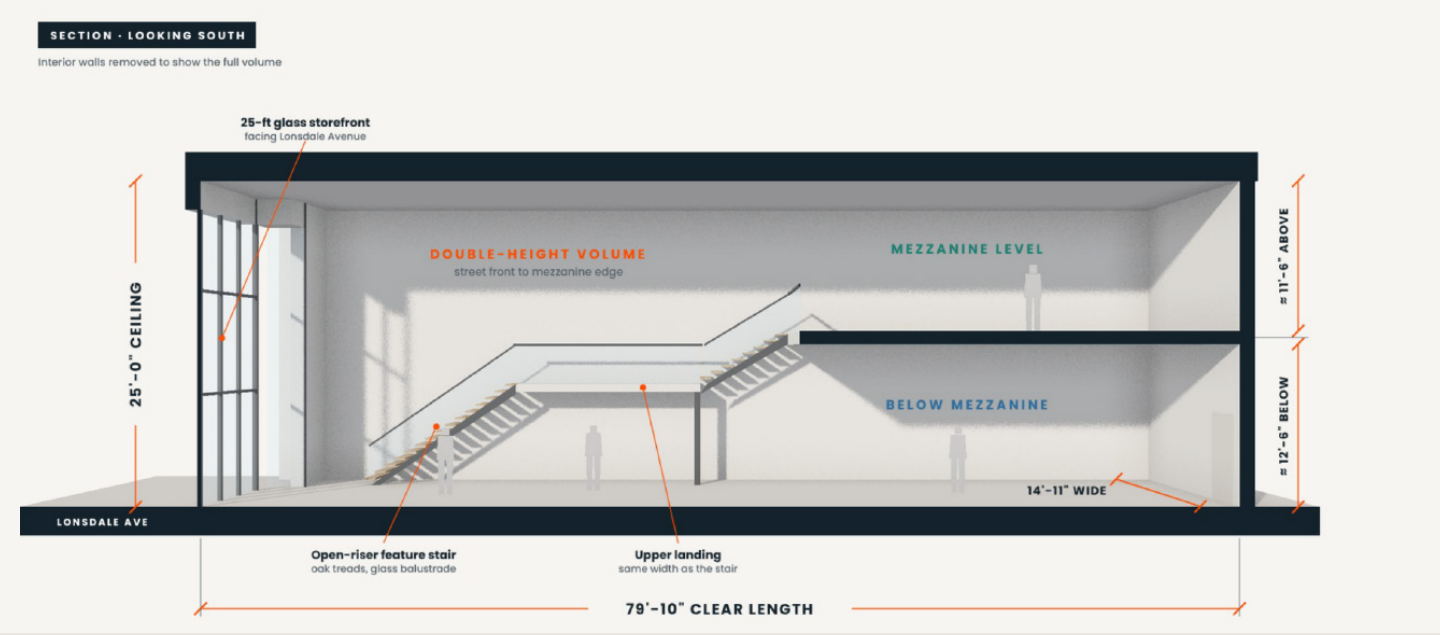
Art Gallery | Design Showroom | Boutique Retail | Dance & Music Studio | Bank

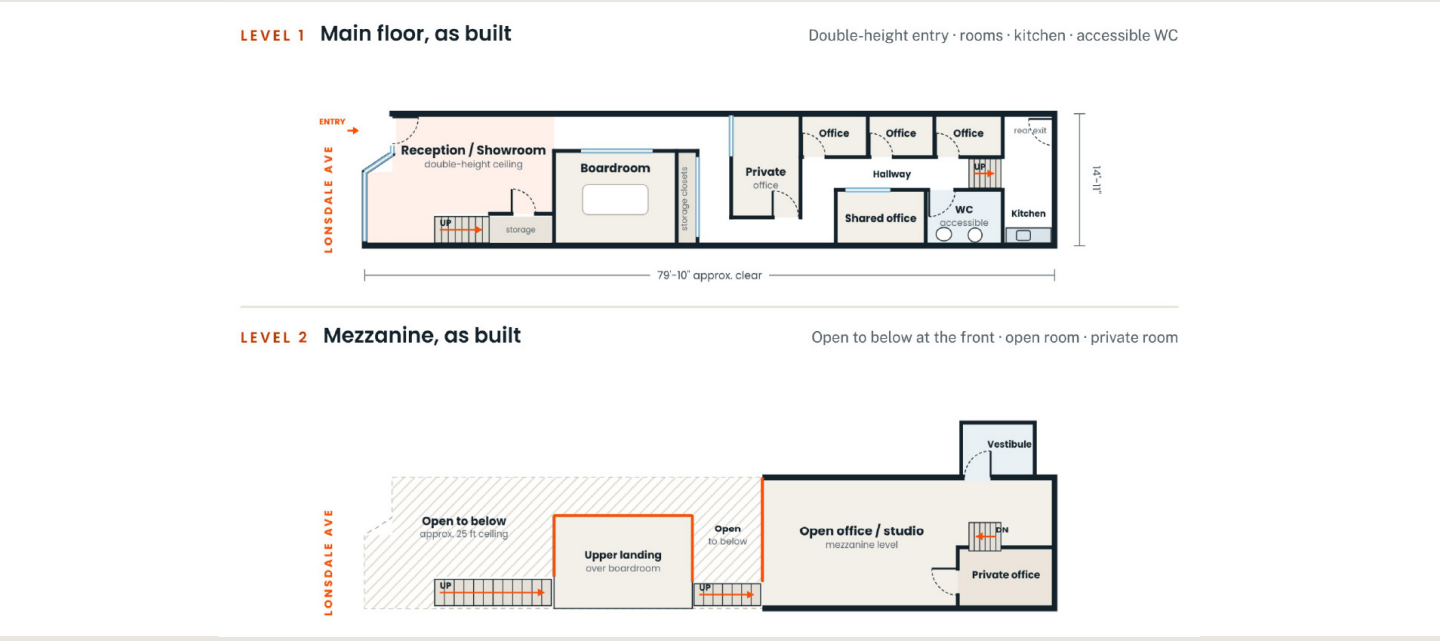
Summarized from the City of North Vancouver Zoning Bylaw No. 6700 (CD-599 zone). Examples are illustrative, not a complete list. Buyers should confirm their intended use with the City of North Vancouver and the strata corporation.

The Space

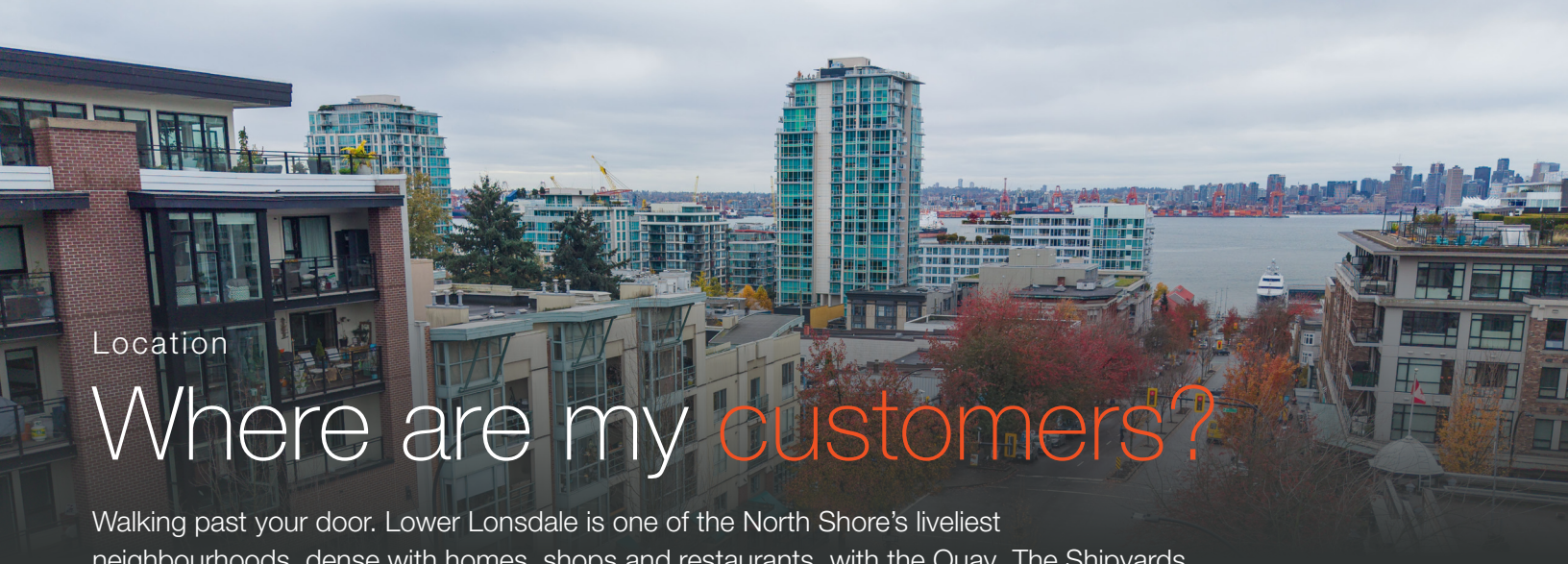
How much room do I really have?

Strip away the interior walls and this is your canvas: a soaring 25-foot volume at the street, with two full levels behind it.





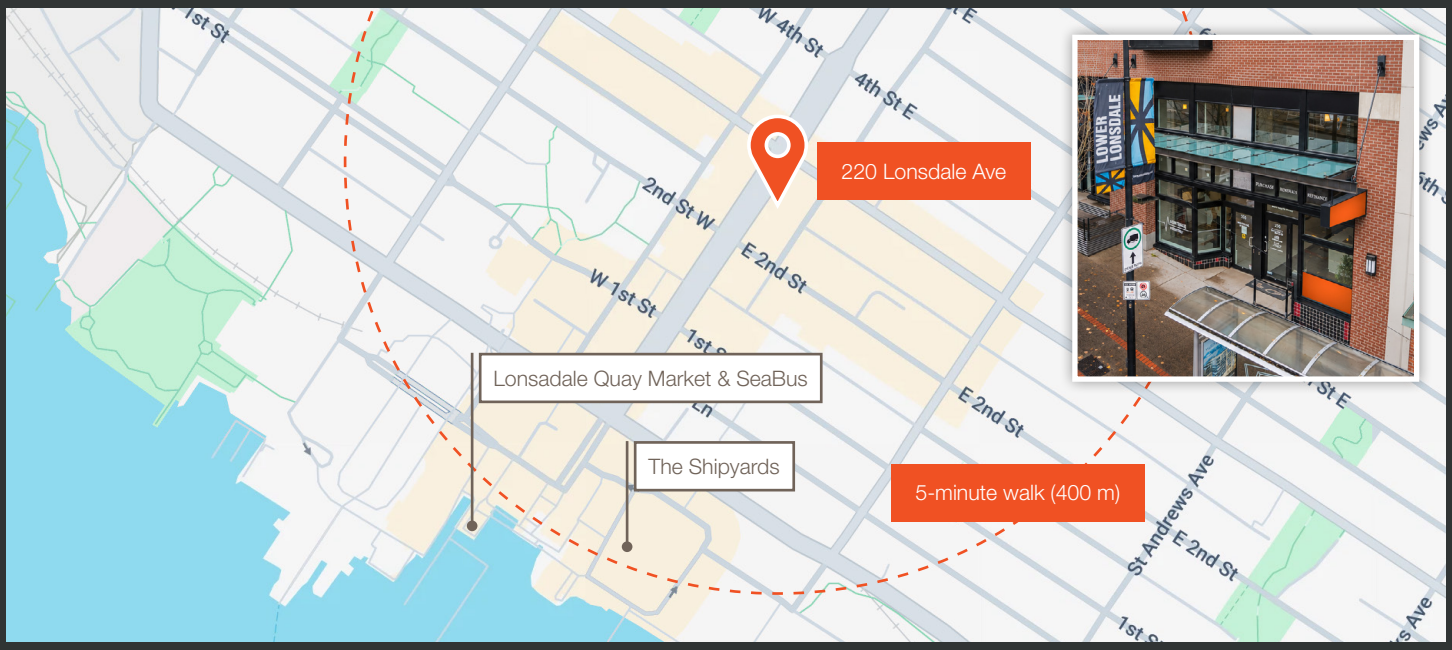
Section is illustrative, based on the 2013 permit drawings with interior walls removed; heights at the mezzanine and landing are approximate. Plans are simplified and not to scale. Total area per the strata listing.

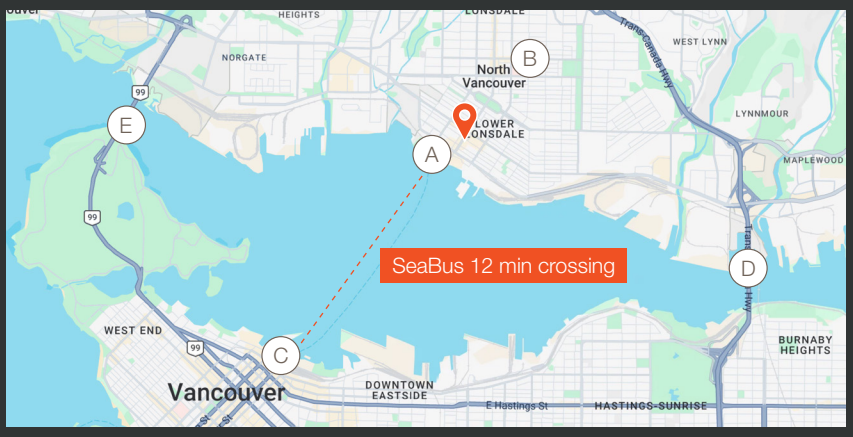


Location

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 per sq. ft. · vacant

Strata fees + taxes, per year	≈ $39,899
Per sq. ft., per year	≈ $21.92

Book a Site Tour →

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