

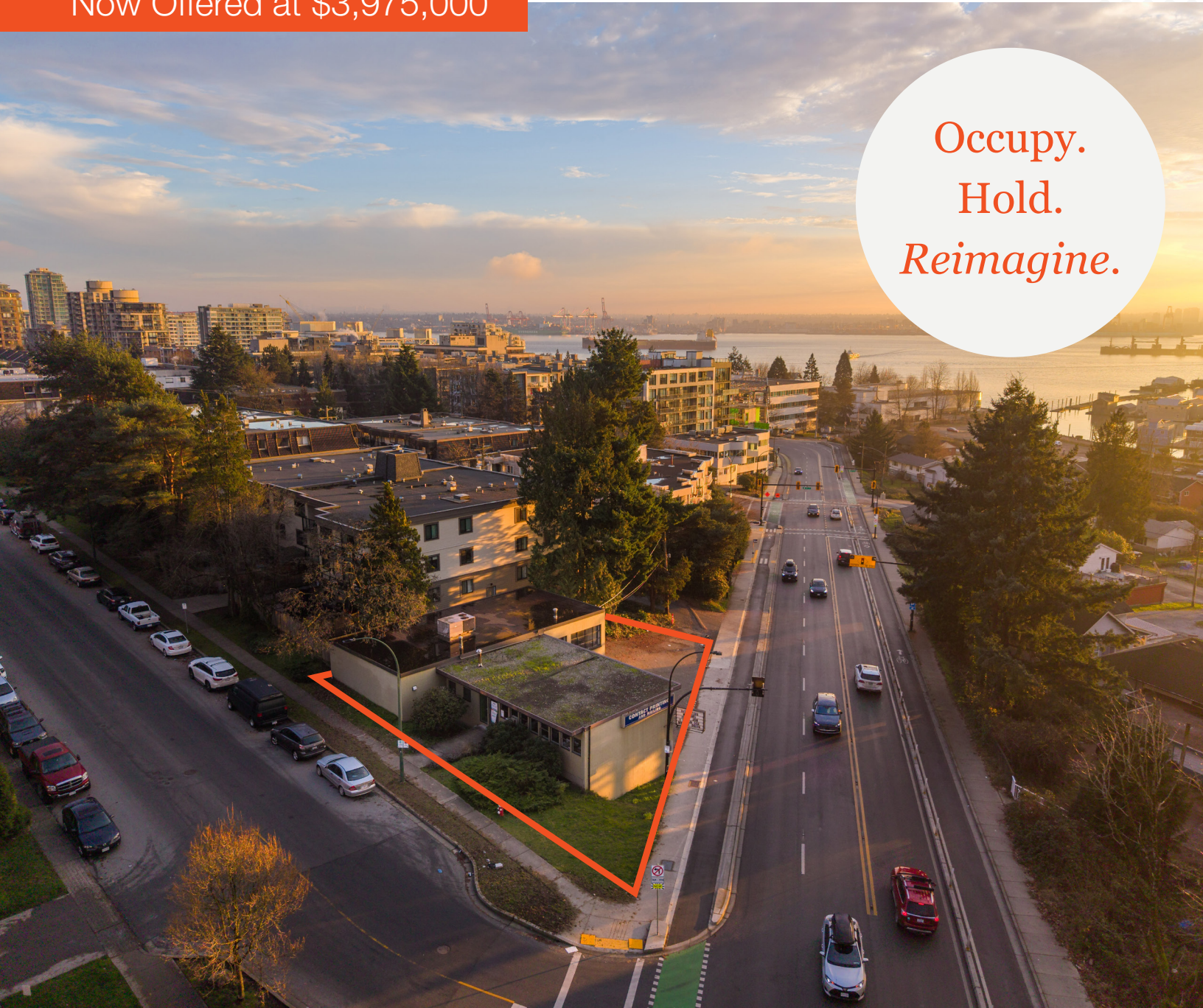
339 West 2nd Street

North Vancouver, BC

A New Price for One of Lower Lonsdale's Most Visible Corner Sites

Now Offered at \$3,975,000

Occupy.
Hold.
Reimagine.



Lennard:

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

339 West 2nd Street

North Vancouver, BC

The Opportunity

Lennard Commercial is pleased to present the unique opportunity for an owner-user or developer to acquire a prominently located corner site in Lower Lonsdale. The Property is currently improved with a 3,982 SF standalone, owner-occupied industrial building with unobstructed views of the ocean and downtown Vancouver. The current M-1 (Service Industrial) zoning permits a wide range of industrial uses, allowing for a variety of industrial users to occupy the building. The City of North Vancouver Official Community Plan (OCP) designates the Property as Residential Level 5, allowing for a maximum density of up to 2.6 FSR and the potential to build a mid-rise apartment building with a total buildable area of 18,621 SF.

 PID
009-066-624

 Legal Description
LOT A BLOCK 160
DISTRICT LOT 271
PLAN 11440

 Main Floor
2,921 SF
Lower Level
1,061 SF
Total
3,982 SF

 Lot Size
7,162 SF

 Year Built
1967

 Zoning
M-1 (Service Industrial)

 OCP Designation
Residential Level 5 (Medium Density)

 Development Potential
Up to 2.6 FSR (18,621 BSF)

 Property Taxes (2025)
\$51,691.91
Asking Price
\$4,325,000
\$3,975,000 (New Price)



Location

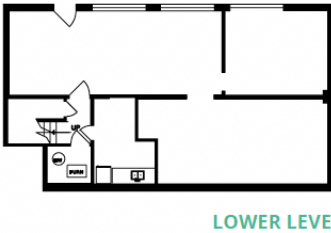
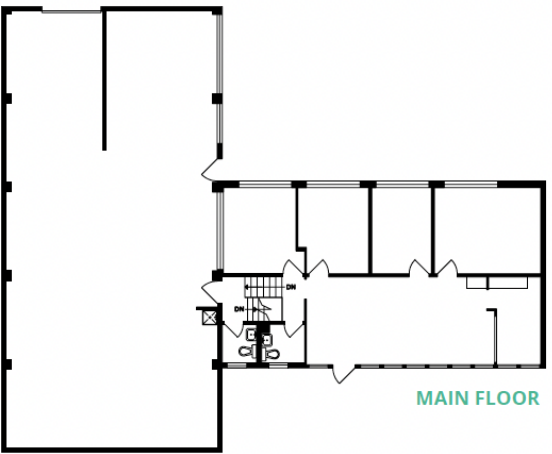
339 West 2nd Street is centrally located on the highly exposed corner of West 2nd Street and Forbes Avenue in the vibrant and rapidly evolving Lower Lonsdale neighbourhood of North Vancouver. Situated in proximity to downtown Vancouver, this waterfront district offers stunning views of the city skyline and the North Shore Mountains. The property is located within walking distance to the Lonsdale Quay market and the Shipyards District, which offers an array of restaurants, breweries, shopping and more. 339 West 2nd Street also benefits from various transportation options including many bus stops in the area and its walkable proximity to the Lonsdale Quay SeaBus Terminal which connects North Vancouver to downtown Vancouver and Waterfront Station (SkyTrain routes) in just 12 minutes.

Development Potential

The current OCP designates the property as Residential Level 5 (Medium Density), which allows for up to a 2.6 FSR providing for the potential to develop up to 18,621 buildable SF for multifamily housing with a maximum height of six storeys.

Property Features

-  Well-located corner lot with frontage along West 2nd Street and Forbes Avenue
-  Open warehouse area
-  Two floors of office and production area
-  Kitchenette
-  Two (2) washrooms
-  Dock loading
-  3-phase power
-  Ample parking and yard space
-  Unobstructed views of the ocean and downtown Vancouver





Lennard:

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

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.