

*For Sale*  
*Multifamily*



# 356-358 East 4<sup>th</sup> 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**

## Gross Income Summary

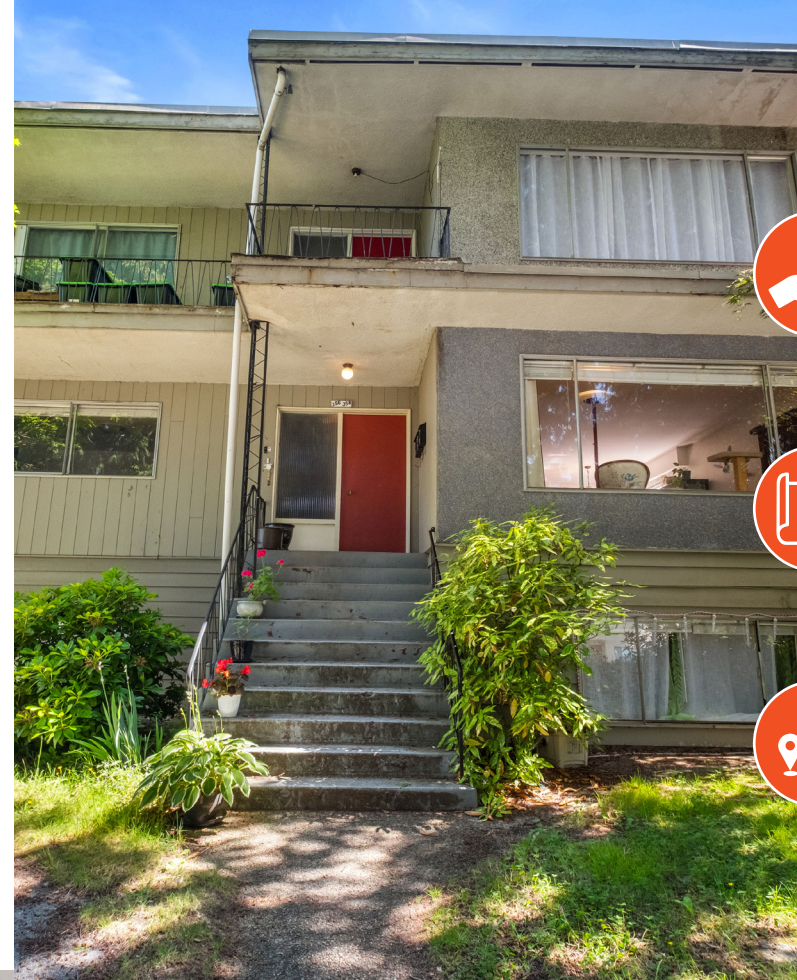
Unit	Annual Income
358 Upper	\$33,937.92
356 Main	\$28,568.40
356 Basement	\$30,702.24
Garage 1	\$4,620.00
Garage 2	\$4,620.00
Garage 3	\$4,620.00
<b>Total Annual Gross Income</b>	<b>\$107,068.56</b>

## 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.



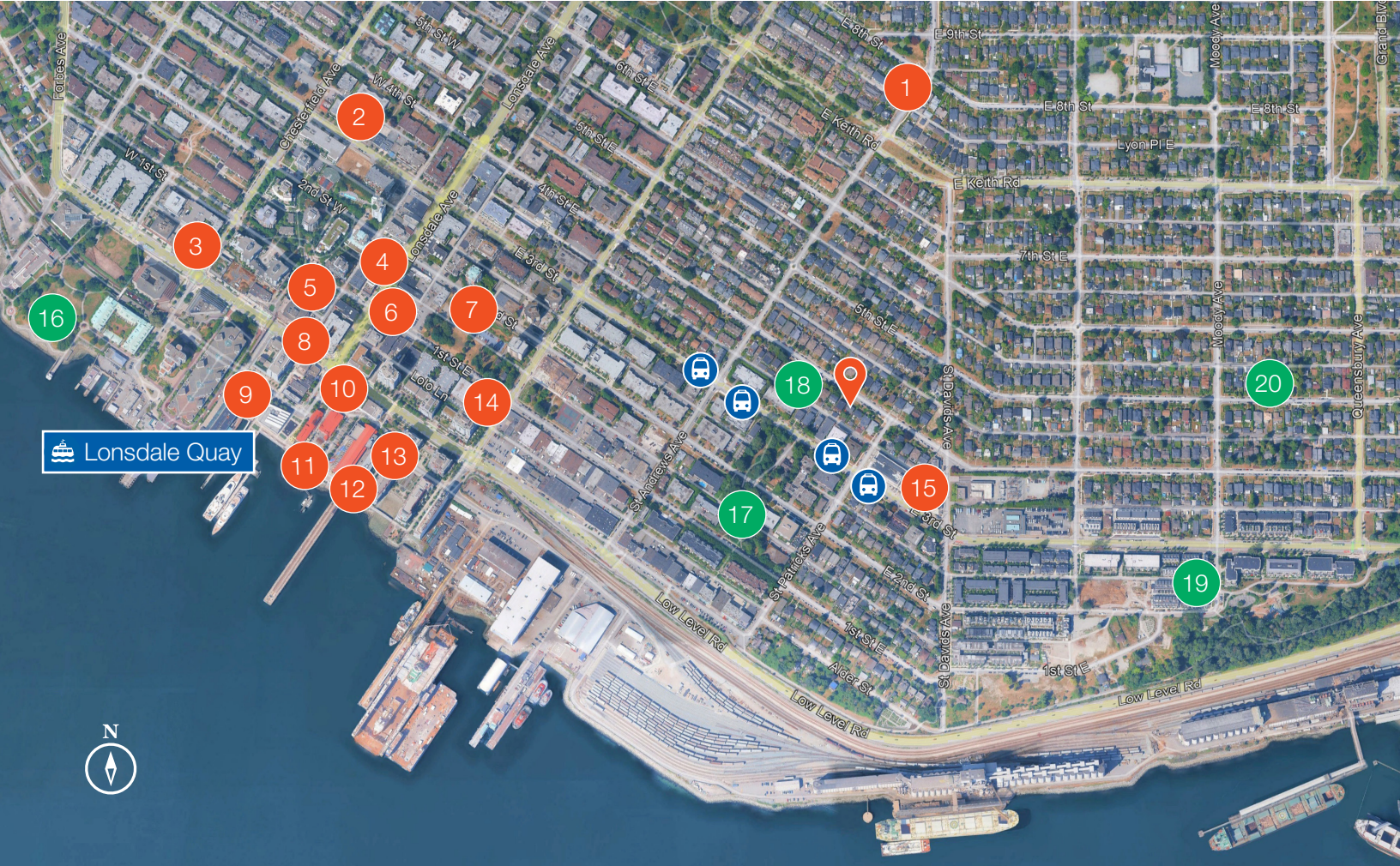
### Multi-Generational Living

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.

# 356-358 East 4th Street



## 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





## The North Shore Team

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