

*Price
\$3,250,00
Reduced!*

For Sale: Land

1628 & 1632 Mahon Avenue

Two Prime Adjacent Residential Lots
Available on the North Shore

Lennard:



OAKWYN REALTY



1628 & 1632 Mahon Avenue

Property Highlights

Lennard with Oakwyn Realty is pleased to present a rare chance to acquire two adjacent residential lots in the City of North Vancouver, ideally suited for a multiplex or ground oriented development under current zoning. Located in a highly desirable neighbourhood with excellent access to amenities, transit, and schools, these properties offer developers a prime infill site in one of the North Shore's most sought-after communities. With strong demand for multi-family housing and limited supply of land, this is an exceptional opportunity to create a high-value project in a thriving market.

Addresses	1628 & 1632 Mahon Avenue, North Vancouver, BC V7M 2S8
Zoning	GO (Ground Oriented Housing)
OCP	Low Rise Neighbourhood 2 (Low Density)
FSR	1.0
Land Area	11,893 SF
Gross Property Taxes (2025)	\$13,686.50
Sale Price	\$3,750,000 \$3,250,000 (New Reduced Price)



Two adjacent lots



Zoning supports
townhome development



Deep lots offering
flexible design options



Close to schools, parks,
transit, and amenities



Strong demand for housing
on the North Shore

Lennard:

lennard.com

1628 & 1632 Mahon Avenue

Land Use Map

Low Rise Neighbourhood 2 (Low Density)

Low Rise Neighbourhood 2 (Low Density) is the City of North Vancouver's principal OCP designation for delivering provincially mandated housing capacity through incremental, ground-oriented infill. It supports multi-unit housing, typically up to six units per lot, while imposing strict built-form, landscaping, and neighbourhood-character requirements. The designation materially lowers policy risk for rezonings that meet form objectives, but deliberately prevents apartment-style development and large-scale intensification.

GO (Ground Oriented Housing)

Ground Oriented Housing is the City of North Vancouver's principal regulatory tool for implementing gentle density in low-rise neighbourhoods. It permits up to six ground-oriented housing units per lot in forms such as duplexes, fourplexes, and townhouses while controlling height, massing, and streetscape character. The zone enables incremental housing growth consistent with the updated OCP.





Brandon Buziol
Associate Vice President
C. 604.417.5244
D. 604.416.2495
bbuziol@lennard.com

Jamie Wallace
Personal Real Estate Corporation
C. 604.789.5277
jamie@wallacegreen.ca

Lennard:

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



OAKWYN REALTY

101-3151 Woodbine Drive, North Vancouver
604.620.6788
oakwyn.com

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