



**FOR SALE**

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## UNIT 203 - 350 EAST ESPLANADE

North Vancouver, BC

Office/Warehouse Space with Rear Loading Access in Lower Lonsdale

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**AVISON  
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# Unit 203 - 350 East Esplanade

North Vancouver, BC

## PROPERTY DETAILS

### SIZE

1,293 sf

### AVAILABILITY

Tenancy in place until December 31st, 2024.  
Call agent for income details

### PID

030-402-565

### ASKING PRICE

\$1,470,000

### STRATA FEES

\$481.37 per month

### PROPERTY TAX (2020)

\$8,444.37








### ZONING

M-4 – Permitting a wide range of office and industrial uses

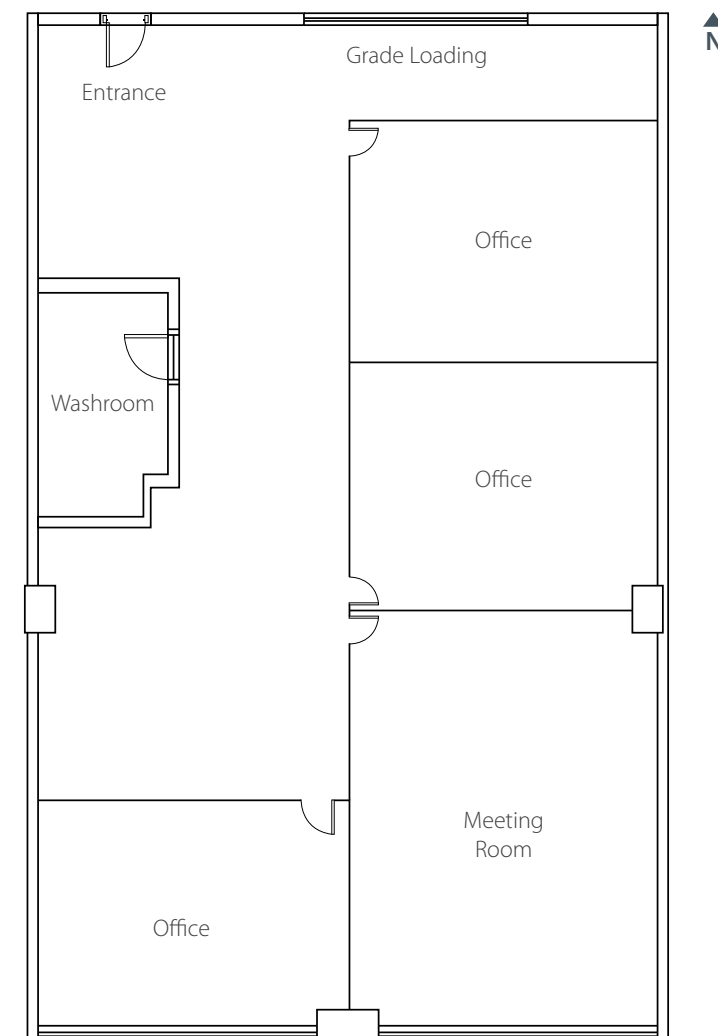
## LOCATION

350 East Esplanade is located on the north side of East Esplanade mid-block between St Andrews Avenue and St. Patricks Avenue and in the Lower Lonsdale area of North Vancouver. Lower Lonsdale is the hub of the North Shore's commercial activity, and home to the Lonsdale Quay and the SeaBus terminal. The East Esplanade / East 1<sup>st</sup> Street area of North Vancouver is adjacent to the commuter friendly Spirit Trail, and the fast growing Moodyville community. This gentrified neighborhood is quickly becoming a home to many boutique businesses and craft breweries.

## FEATURES

-  Improved with 3 enclosed offices
-  Meeting area
-  Kitchenette
-  Private washroom with in-suite shower
-  Spectacular views
-  Air-conditioned throughout
-  Two dedicated parking stalls (one is tandem – can fit two cars)

## FLOORPLAN

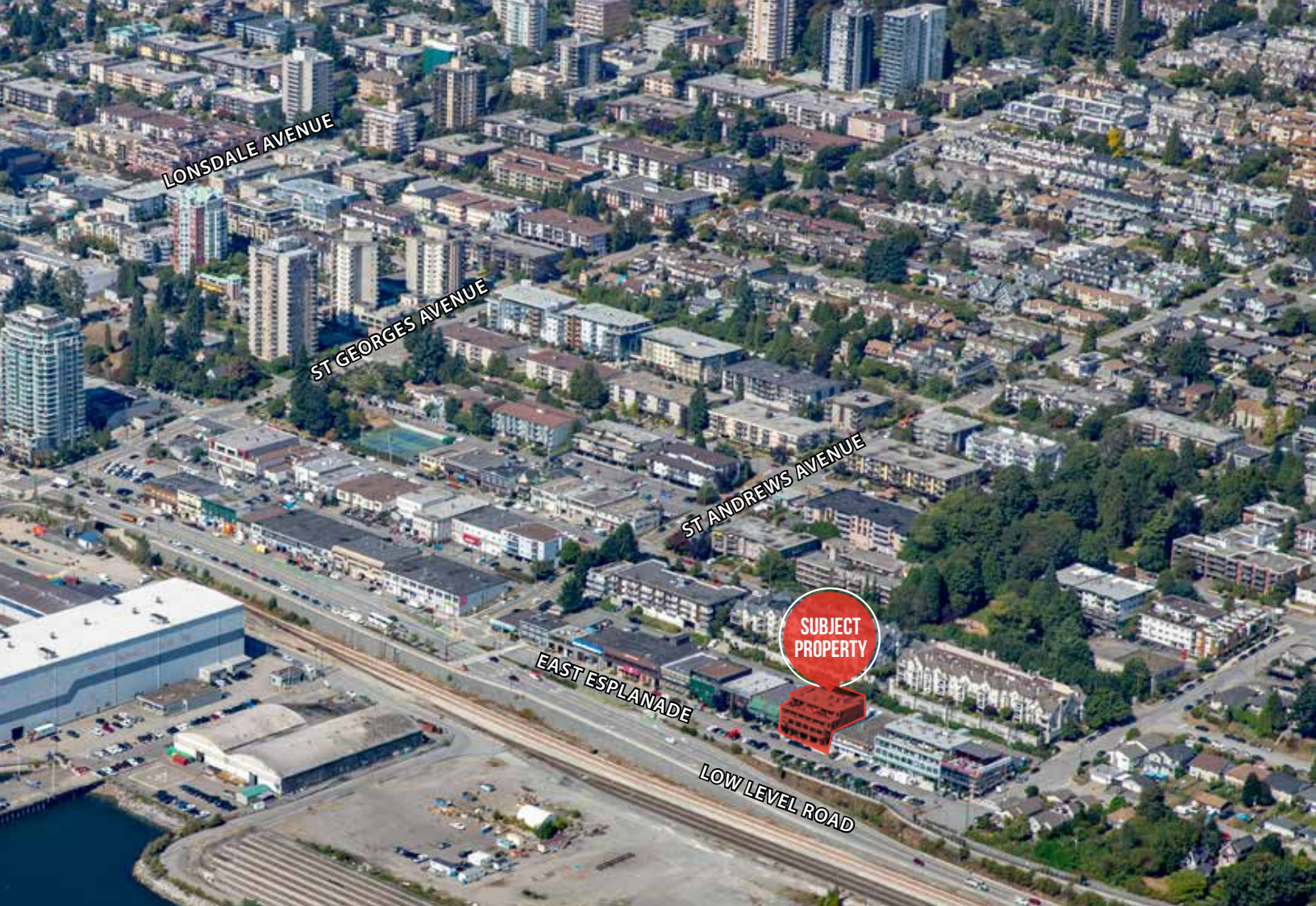


EAST ESPLANADE



Source: Google





**10 MINUTE WALK**  
to Lonsdale Quay



**12 MINUTE DRIVE**  
to Lions Gate Bridge



**10 MINUTE DRIVE**  
to Trans Canada  
Highway 1



**25 MINUTE DRIVE**  
to Downtown  
Vancouver



**15 MINUTE  
SEABUS RIDE**  
to Downtown Vancouver

Partnership. Performance.

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