



FOR SALE

1405 & 1409 BEWICKE AVENUE

North Vancouver, BC

Strata Office Opportunities for Sale in North Vancouver

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**AVISON
YOUNG**

1405 & 1409 Bewicke Avenue

North Vancouver, BC

PROPERTY DETAILS

ZONING

CS-1

CURRENT TENANCIES

1405 Bewicke (Meridian Spa), portion of SL 2 on main floor (1,029 sf)

1409 Bewicke (Morrow Engineering), portion of SL 2 and SL 3 combined on main and second floor (2,367 sf plus 189 sf storage)

Strata Lot 2

SIZE

2,793 sf (main and second floors)

PID

003-363-953

PROPERTY TAX (2020)

\$6,247.34

STRATA FEES

\$558.60 per month

ASKING PRICE

\$1,815,450

Strata Lot 3

SIZE

792 sf (second floor)

PID

003-363-970

PROPERTY TAX (2020)

\$1,711.28 (2020)

STRATA FEES

\$158.40 per month

ASKING PRICE

\$514,800



LOCATION

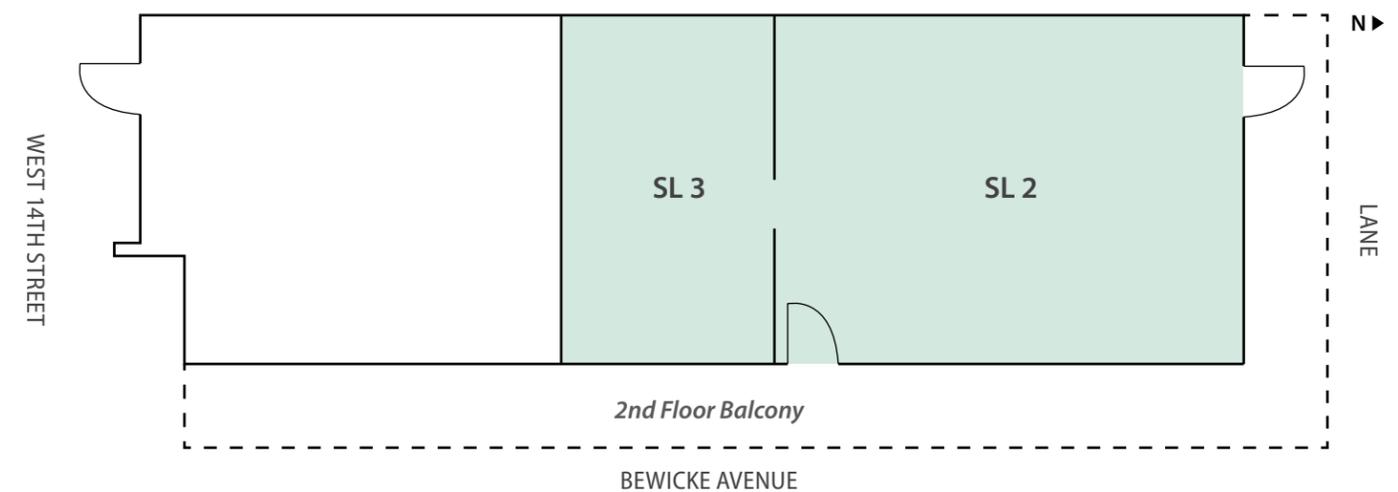
1405 and 1409 Bewicke Avenue are situated on Bewicke Avenue and West 14th Street in North Vancouver. Conveniently located just North of the Marine Drive retail corridor and in close proximity to major transit routes, plus, within walking distance of Capilano Mall, Capilano Village (Bed Bath & Beyond) and Capilano Square (Save-On-Foods). The Building is a two level wood frame commercial building constructed in 1973. Strata lot 2 is on two levels, has a gross area of 2,793. Strata lot 3 is a 792 sf second floor unit that is leased in conjunction with the second floor portion Strata lot 2.

FEATURES

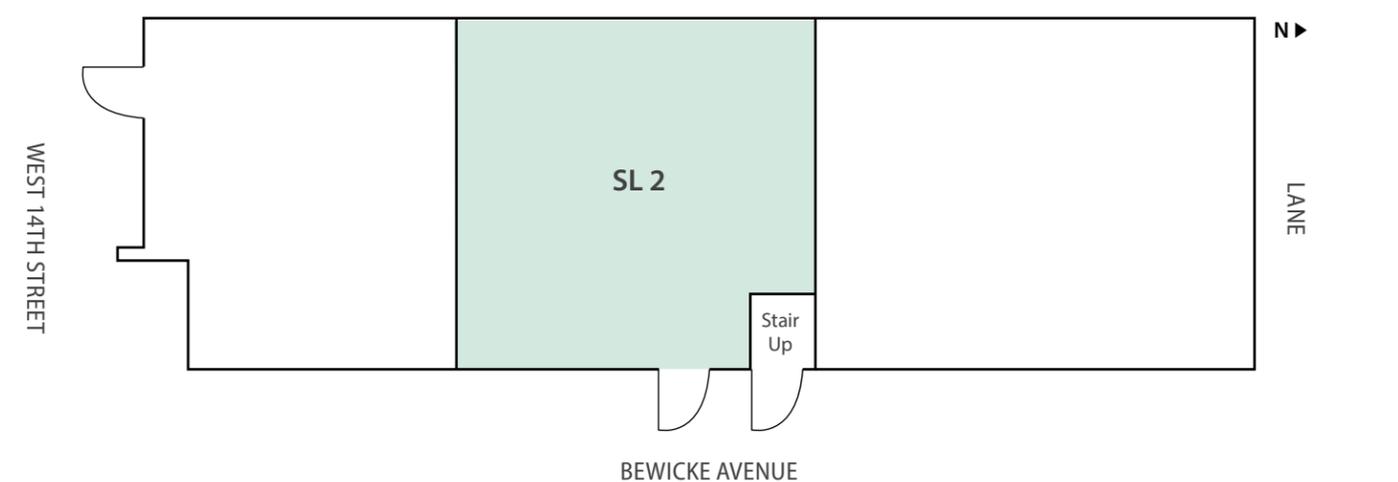
-  Improved commercial spaces (office space/spa)
-  Air conditioning
-  Kitchen
-  Private washrooms
-  Abundant parking
-  Well-served by public transportation
-  Exterior Patios

FLOORPLAN

SECOND FLOOR



MAIN FLOOR





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#2900-1055 W. Georgia Street
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