

**200-1488 MAIN STREET, NORTH VANCOUVER**  
**OWNER OCCUPIER/INVESTOR OPPORTUNITY**

**FOR  
SALE**

**\$699/SF AND 7.34% CAP RATE**  
PERFECT FOR INVESTORS OR OWNER-OCCUPIERS

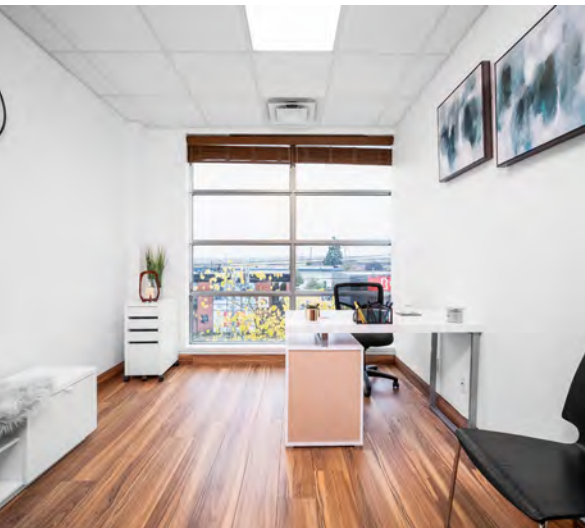


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## The Opportunity

This exceptional investment and owner-occupier opportunity features a 3,847 square foot office space that is turn-key ready. Ideal for investors seeking a property with established short-term tenants. The office unit boasts an impressive design with exposed brick and beam, frosted glass-enclosed offices, and a mix of tile and wood flooring, along with an industrial-chic boardroom. The premises benefit from 10 exclusive underground parking stalls and are in immediate proximity to common washrooms and a kitchenette. Currently, all of the locking micro-offices within the space are occupied by short-term tenants, offering the option to either occupy a portion of the premises in the future while still enjoying supplementary income, or to utilize the entire space exclusively for your business.



## Property Highlights

-  Thoughtfully demised into 23 individual offices
-  1 minute drive to Highway #1 via the Iron Workers Memorial Bridge
-  Stunning brick and beam aesthetic
-  5-minute walk to the Phibbs Exchange Bus Loop
-  10 exclusive underground parking stalls
-  Owner occupier and investor opportunity

<b>Size</b>	± 3,847 SQFT
<b>Parking</b>	10 Stalls
<b>Zoning</b>	C3
<b>Property Taxes</b>	\$27,628
<b>Strata Fees</b>	\$2,672.79
<b>PID</b>	023-496-843
<b>Legal Description</b>	STRATA LOT 58 DISTRICT LOT 204 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2284 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>NOI</b>	\$197,377
<b>Cap Rate</b>	7.34%
<b>Price</b>	\$2,688,800

## North Vancouver

### Demographics



#### Population

138,833 (2022)



#### Median Age

44.3



#### Avg. Household Income

\$103,981

### Driving Distances

#### Trans-Canada Hwy

1 Min Drive

#### Park & Tilford Shops & Gardens

4 Min Drive

#### Capilano University

6 Min Drive

#### Downtown Vancouver

23 Min Drive



### LOCATION

Positioned at the corner of Main Street and Mountain Highway, the property is less than a minute's drive to Highway #1 via the Iron Workers Memorial Bridge, facilitating rapid vehicle access to the City of Vancouver and Burnaby. Notably, the recent upgrade to the Phibbs Exchange bus loop further enhances the property's connectivity and convenience.

### TRANSIT

Strategically situated at the nexus of major transportation routes, the property offers unparalleled accessibility. A mere 5-minute walk to the Phibbs Exchange Bus Loop opens up connections to 11 bus routes, reaching key destinations including Capilano University, Lonsdale Quay, Downtown Vancouver, Park Royal Shopping Centre, and Grouse Mountain.

### FOR MORE INFORMATION CONTACT

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REAR PARKING

