



FOR SALE/LEASE

Units at 333 St. Davids Avenue and 422 E 3rd Street, North Vancouver

Brand-new commercial retail strata units at The Blok Commercial located in North Vancouver's revitalized Moodyville community.

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THE
BLOK
COMMERCIAL

BE IN THE HEART OF MOODYVILLE



THE OPPORTUNITY

The BLOK is a newly constructed mixed-use commercial and residential development located in the heart of Moodyville, one of North Vancouver's fastest-growing neighborhoods. This is a rare opportunity to own premium commercial strata units in this growing community. These units are delivered in shell condition, offering a blank canvas for retail, medical, wellness, or service-based users. Features include dedicated patio space (for select units), floor-to-ceiling glazing, and access to underground parking. The surrounding community has experienced significant residential growth with over 1,400 new homes recently added.

WELCOME TO THE BLOK



Brand-new commercial retail strata units in North Vancouver's revitalized Moodyville community



Close proximity to major transit and the Spirit Trail



Exceptional corner exposure and pedestrian-oriented breezeway



Premium build with floor-to-ceiling windows and underground parking



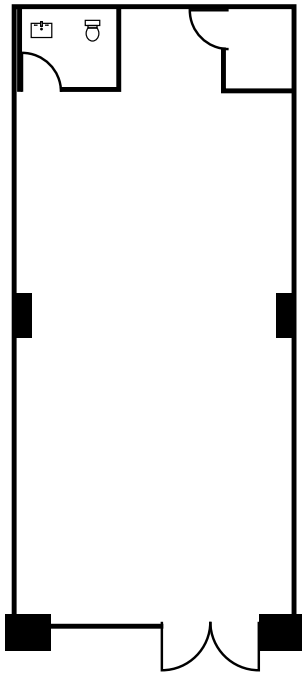
North Vancouver's revitalized Moodyville community



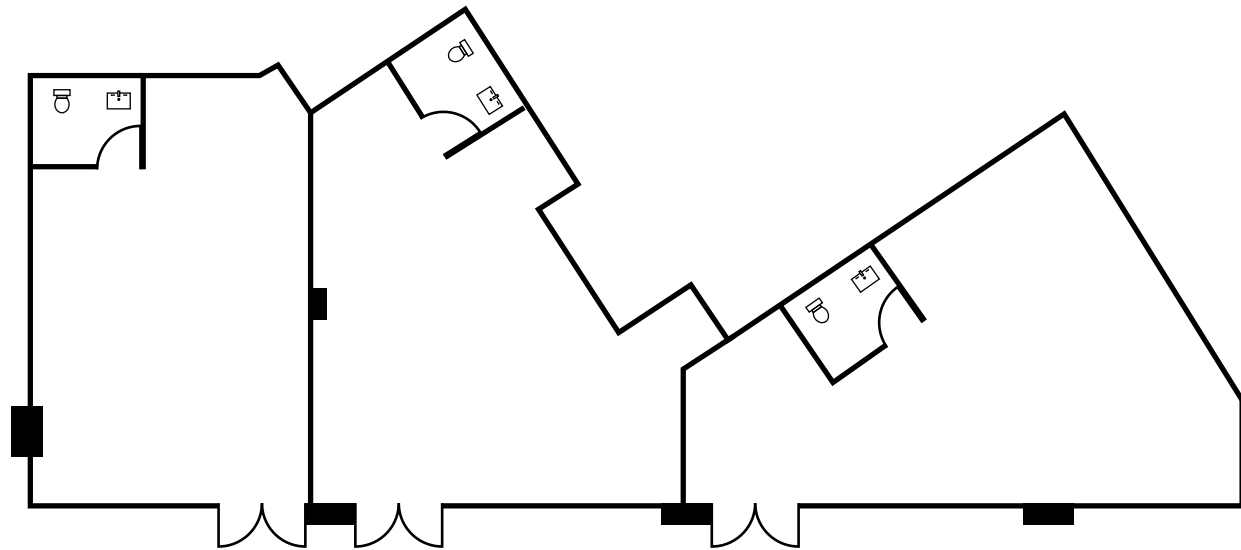
UNIT AVAILABILITY

	UNIT 154	UNIT 107	UNIT 106	UNIT 105
SIZE (SF)	1,004	664	728	782
ZONING	CD - 730			
BASIC RENT	CONTACT LISTING AGENTS			
ADDITIONAL RENT	CONTACT LISTING AGENTS			
PRICE	\$1,305,200	\$865,800	\$930,800	\$1,014,000





#154
1,004 SF



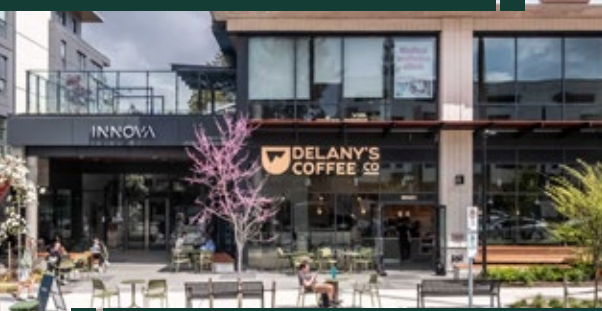
#107
664 SF

#106
728 SF

#105
782 SF

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

DELANY'S COFFEE NOW OPEN



LEE'S DONUTS COMING SOON



IDEAL

TENANTS

PERSONAL SERVICES

HAIR SALON / BARBER

NAIL / BEAUTY / AESTHETICS

SKIN CLINICS

SPECIALTY FOOD / GRAB & GO

JUICE / SMOOTHIE BAR

HEALTHY BOWLS / POKE

SANDWICH SHOP

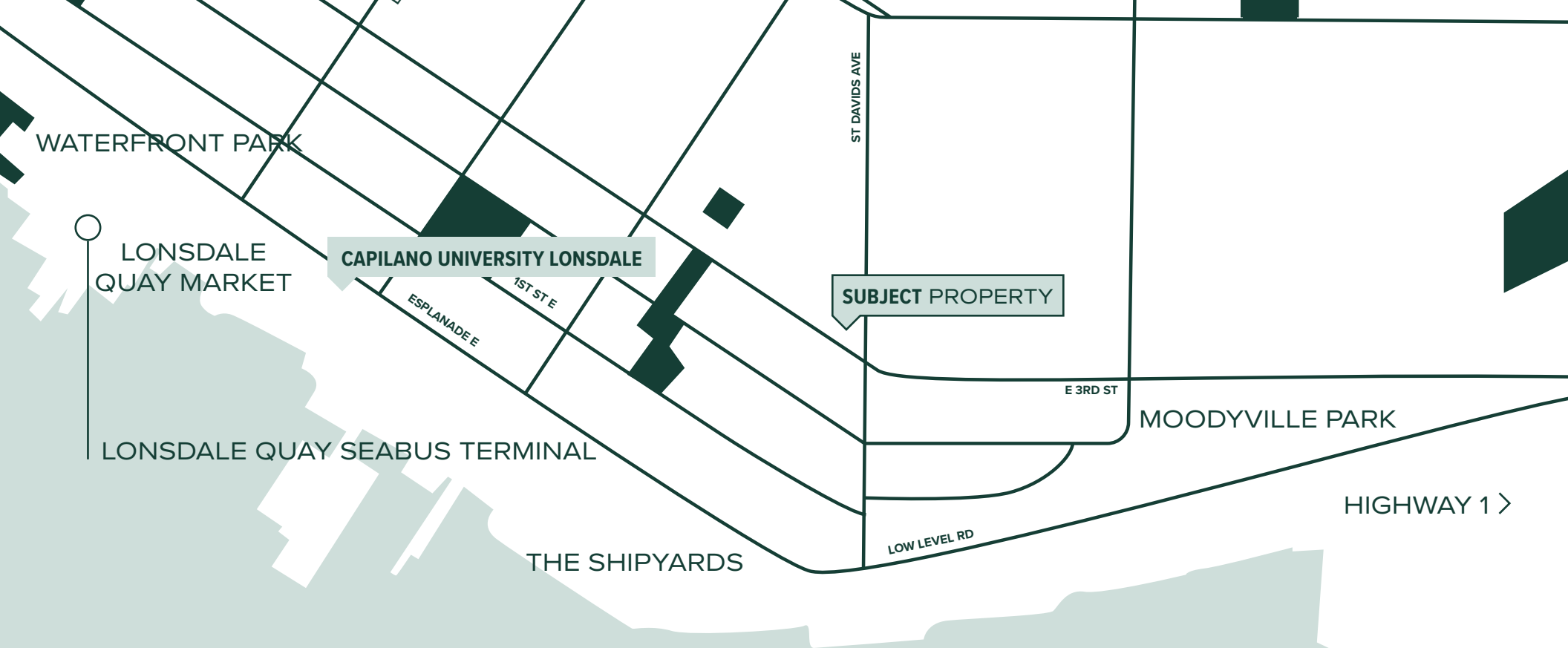
HEALTH + WELLNESS CLUSTER

PHYSIOTHERAPY

RMT / CHIRO

IV THERAPY / LONGEVITY / RECOVERY CONCEPTS





LOCATED IN MOODYVILLE

Moodyville is a rapidly transforming area in North Vancouver, reimagined into a vibrant, higher-density, transit-friendly community. Located just five minutes from the Lonsdale Quay SeaBus Terminal and within close reach of Downtown Vancouver, Highway 1, and the Second Narrows Bridge, The BLOK is strategically positioned for convenience and accessibility. Scenic trails and parks, including the Spirit Trail and Moodyville Park, are nearby, contributing to a walkable and family-friendly environment. The BLOK is emerging as a community hub with confirmed tenants including medical and dental clinics, daycares, and wellness services.

DIRECT ACCESS TO R2 RAPIDBUS LINE & NEARBY SPIRIT TRAIL WALKING/BIKE PATHS

5 MINUTES TO LONSDALE QUAY SEABUS TERMINAL

5 MINUTES TO HIGHWAY 1

8 MINUTES TO SECOND NARROWS BRIDGE



FOR MORE INFORMATION CONTACT

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