



FOR SALE

High-Exposure Retail Strata Unit with Frontage along Marine Drive in North Vancouver

702 - 1150 Marine Drive, North Vancouver

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Colliers



Property *Highlights*



High-exposure unit with with frontage on Marine Drive with excellent signage opportunities.



Tenanted by Allied Physiotherapy Health Group, which currently has 10 locations across Metro Vancouver.



Centrally located and easily accessible via public transportation.



Ideal neighbourhood coveted by both residents and businesses.



Conveniently located on Marine Drive in North Vancouver with access to numerous amenities, including Capilano Mall.



C9 - Marine Drive Commercial zoning in North Vancouver permits a wide range of commercial and retail uses, including offices, restaurants, and service-oriented businesses.

Property Overview

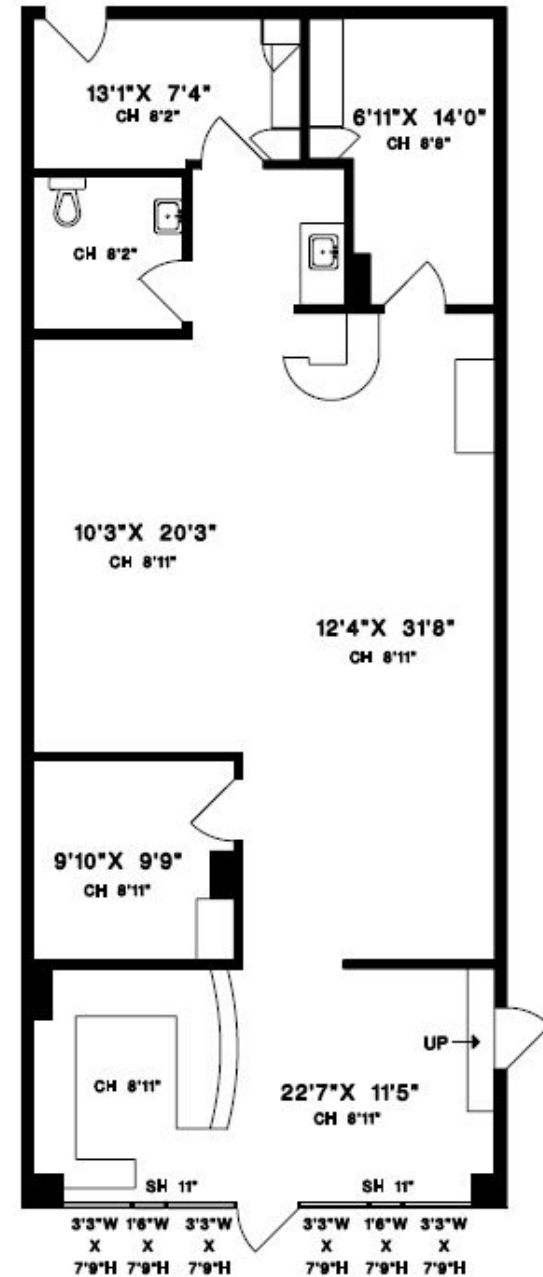
702 - 1150 Marine Drive is a retail unit located in District Crossing, a prominent mixed-use development on the northwest corner of Lloyd Avenue and Marine Drive.



Currently leased to Allied Physiotherapy Health Group, offering a strong tenant with potential for future tenant opportunities.

Civic Address	702 - 1150 Marine Drive, North Vancouver, BC
PID	028-640-292
Legal Description	STRATA LOT 3 DISTRICT LOT 552 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4176 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Year Built	2011
Strata Lot Size	1,376 SF
Rentable Area	1,363 SF
Tenancy & Income Details	Please Contact Listing Agent
Zoning	C9 - Marine Drive Commercial Zone 9
Property Taxes	\$16,867.75
Strata Fee	\$346.87/month
Parking	1 underground parking stall plus additional retail and visitor parking
Asking Price	\$1,699,000

Floorplan

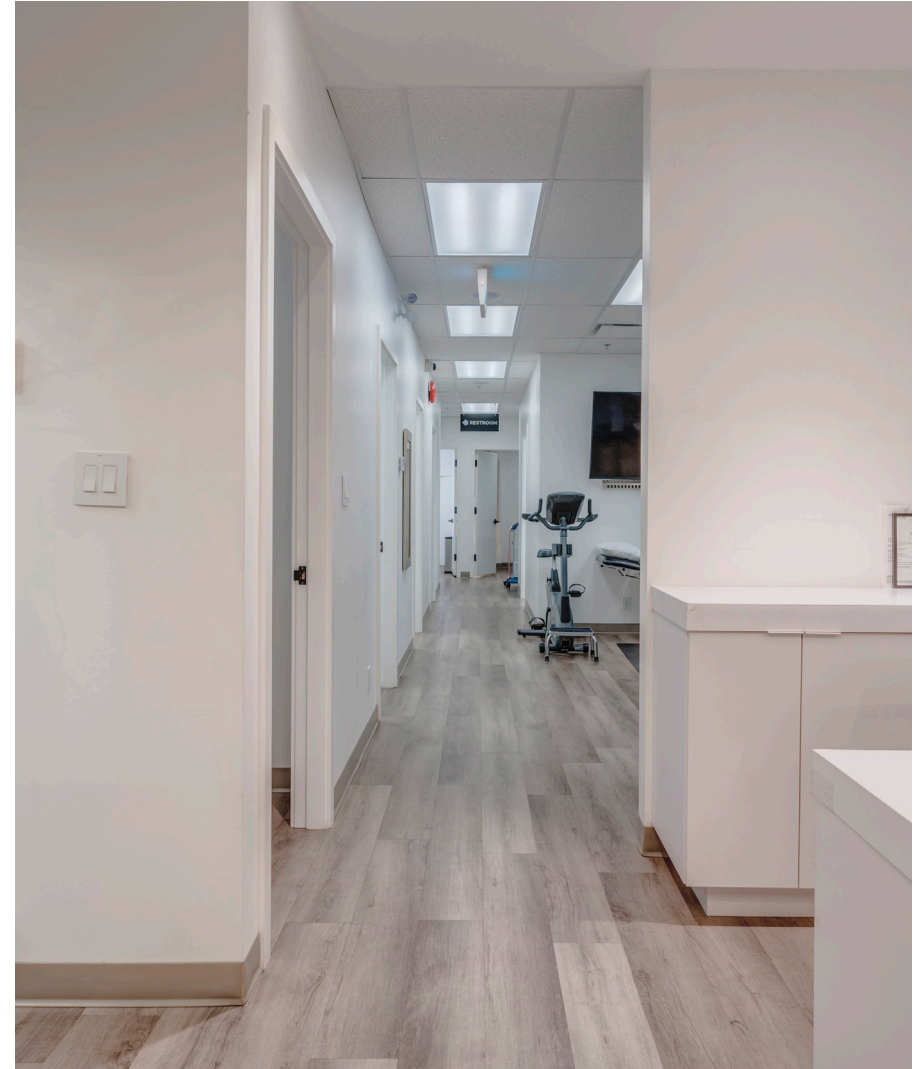


Marine Drive

Property *Photos*

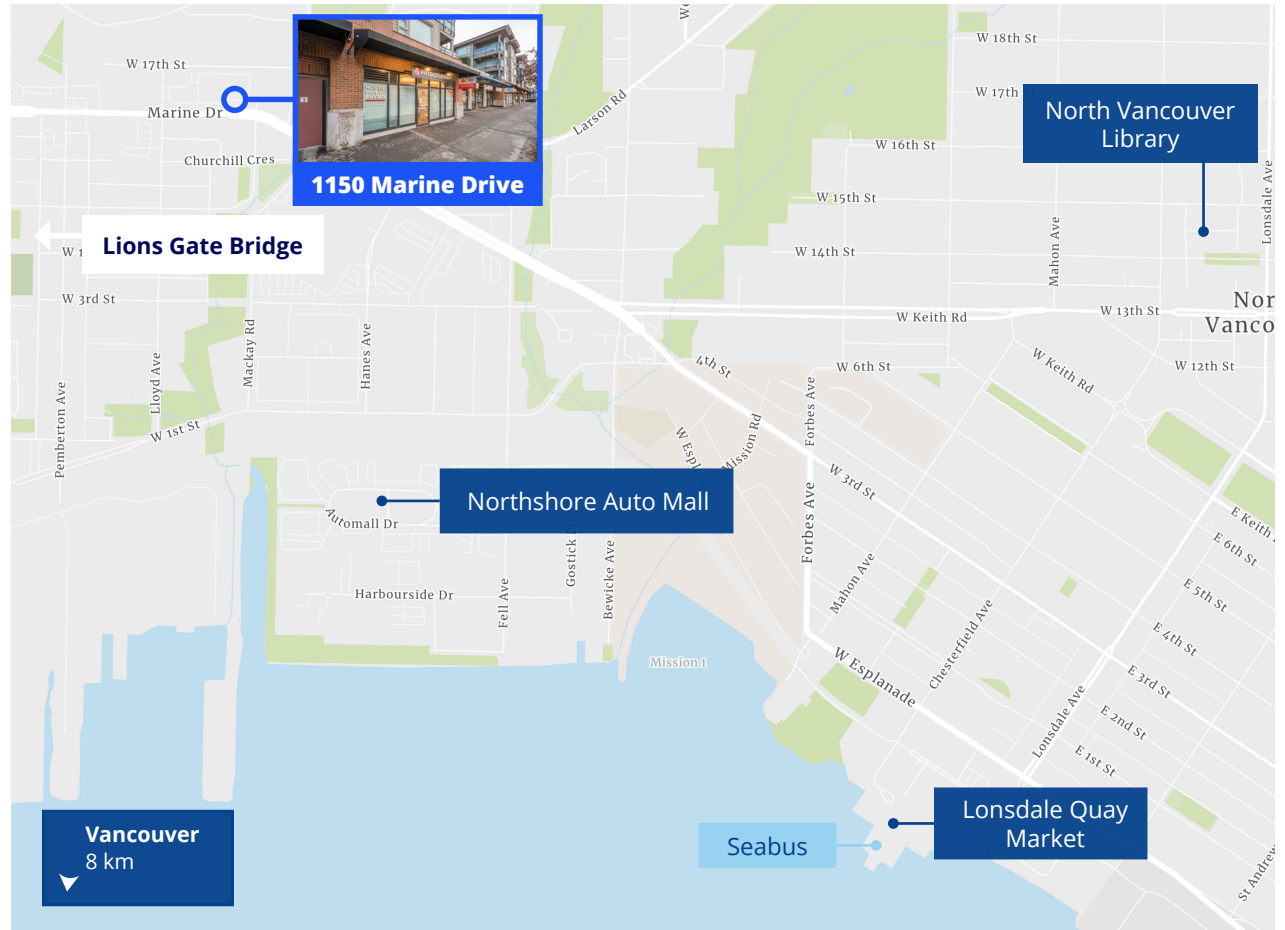


FOR SALE | 702 -1150 Marine Drive



Location Overview

North Vancouver is an attractive city between the Burrard Inlet and the North Shore Mountains. Known for its spectacular scenery and outdoor activities, North Vancouver offers residents and visitors a unique blend of urban amenities and natural landscapes. The city is part of the Greater Vancouver Regional District and includes both the City of North Vancouver and the District of North Vancouver, each offering distinct attractions and lifestyles.



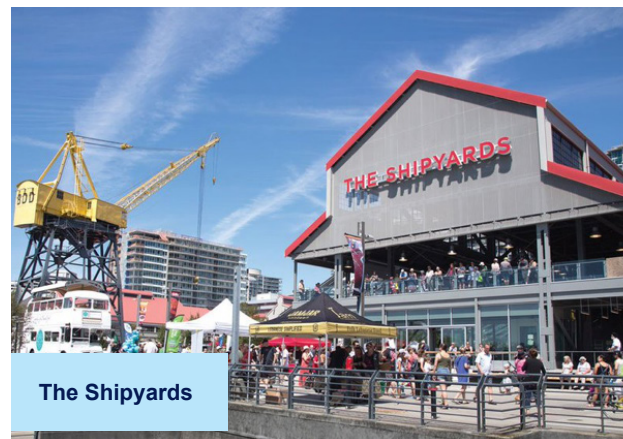
Within 5 KM radius



227,590
population
(2024)



\$141,798
average household
income (2024)



Amenities Map





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Please contact the listing broker for more details on this offering.

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