

For Sale



Rare Strata Office

West Vancouver, BC

Tim Webb

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Opportunity

A rare opportunity to acquire a conveniently located ground floor commercial strata office space in the Dundarave area of West Vancouver. One block south of Dundarave Village, neighbors include Starbucks, IGA and RBC, all conveniently located one block from the main transit route.

This truly is an excellent opportunity to own your office or an investment property, in one of Vancouver's most exclusive communities.

Salient Facts

Civic Address	2405 Bellevue Avenue
PID	004-389-182
Location	Located on the northwest corner of Bellevue Avenue and 24th Street
Office Size (SF)	876
Gross Taxes (2018)	\$4,277.8
Strata Fees	\$477.68 per month
Zoning	C-4 (variety of retail, office and services uses)
Asking Price	\$798,000

Highlights

- Current tenancy in place until June 20, 2020
- Two (2) parking stalls
- Three (3) private offices
- One (1) boardroom
- Reception/waiting area
- Private washroom and kitchen area
- 5 minute walking distance to Dundarave Park, Beach, local schools and amenities

Floor Plan



Efficient layout with a boardroom and private offices

For more information:



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