

FOR SALE

238 Fell Avenue, North Vancouver, BC



Presented by:

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Summary:

The subject building is located in the City of North Vancouver on Fell Avenue, one half block south of Marine Drive the principal east/west commercial artery. The property enjoys excellent exposure to the traffic flows on Fell Avenue, the principal route connecting Marine Drive to Harbourside Business Park and the North Shore Auto Mall.

This is a terrific opportunity for an investor, and/or an owner occupier. The property is improved with one two-storey, multi-tenant, commercial building constructed circa 1998. The building contains a total gross leasable area of 7,232 square feet.

The building has been constructed using a structural wood frame with concrete block behind a stucco facade. The building is serviced by one elevator. The property has a coverage ratio of approximately 57% and there are five surface parking spaces available with one point of ingress and egress

- The Building has a gross area of approximately 7232 square feet over 2 stories.
- There are 2 retail units on the main floor and one larger unit on the second floor.
- The second floor has a beautiful open area with hardwood floors and vaulted ceilings.
- There is a small elevator to access the 2nd floor.
- The exterior finish is stucco with wood trim.
- The building is heated by heat pump.
- Surface parking lot with 5 stalls included with the property
- Property also leases more parking stalls from the City of North Vancouver

Civic Address 238 Fell Avenue, North Vancouver, BC

Property ID 023-365-188

Legal Description PL LMP27425 LT F BLK 15 DL 265 LD 36 Group 1, RP,
LMP26966

Total Site Area 8048 sq. ft.

The property has approximately 161 feet of frontage on Fell Avenue. Depth 50 feet

Site Description The subject property is rectangular in shape and located on the south-east corner of Fell Avenue at West 3rd Street.



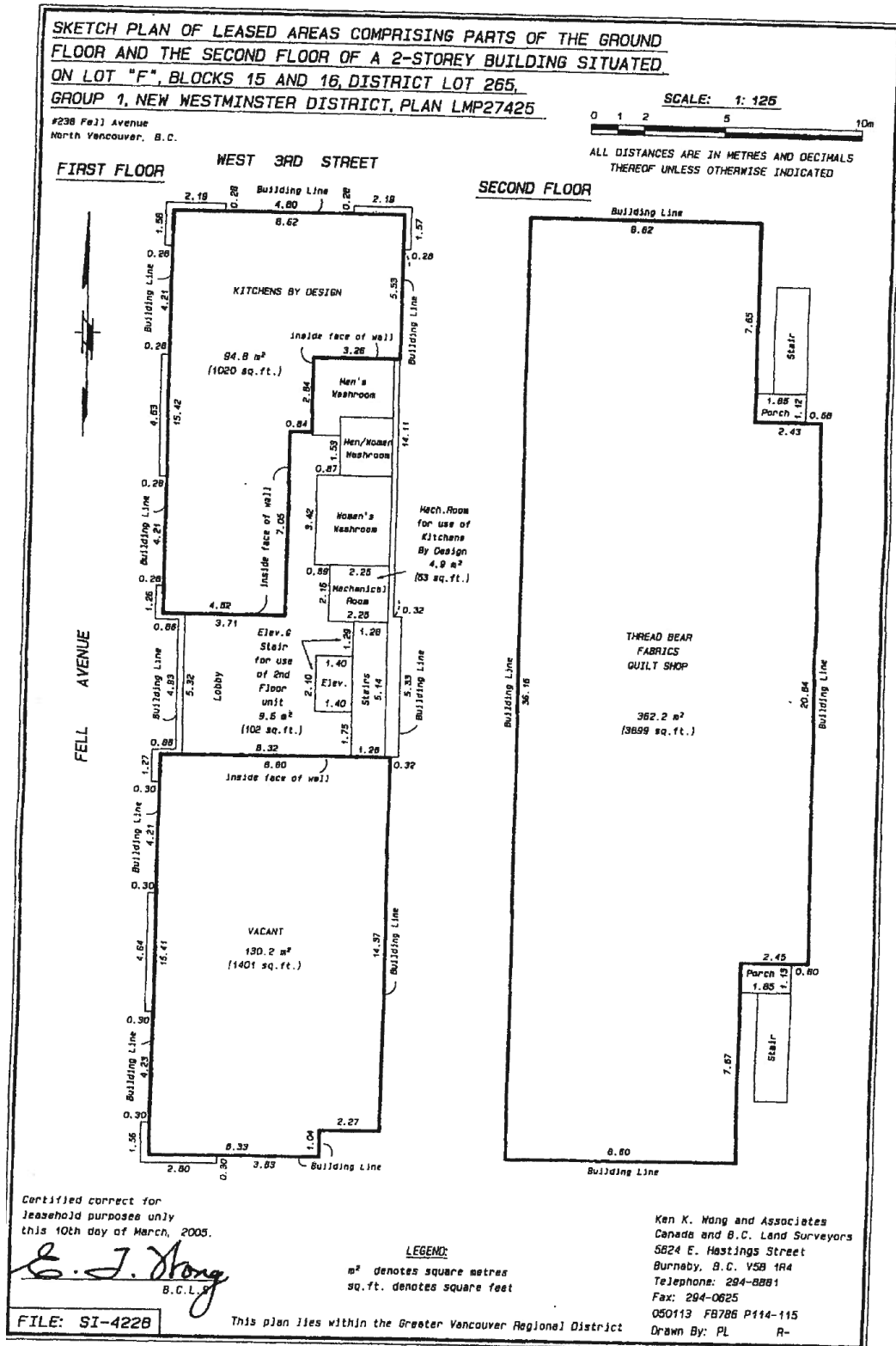
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Land Use/ Permitted Uses

The City of North Vancouver Official Community Plan designates the General Land use for the property as Commercial. The Zoning for the property is CD-312, a Comprehensive Development Zone. Permitted uses include retail sales, or repair of household or personal goods or things, or for extending services to persons; includes Child Care Use, drug stores, clothing stores, personal furnishings shops, hardwares, variety stores, department stores, book shops, toy stores, home furnishing and appliance stores, camera shops, stationery stores, professional and semi-professional offices, banks, business offices, finance offices, barbers, hairdressers, tailors, shoemakers, printers, trade and business schools, appliance repairs, coffee houses, dance and music studios, art galleries, social clubs, health clubs and internet cafes.



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Comm - Detailed Tax Report
Property Information

Prop Address	238 FELL AV	Jurisdiction	CITY OF NORTH VANCOUVER
Municipality	CITY OF NORTH VANCOUVER	Neighborhood	110-HAMILTON SOUTH
Area	NORTH VANCOUVER	SubAreaCode	VNVHM
PropertyID	023-365-188	BoardCode	V
PostalCode	V7P 2J9		

Property Tax Information

TaxRoll Number	510042100	Gross Taxes	\$35,092.49
Tax Year	2017	Tax Amount Updated	06/19/2017

More PIDS

023-365-188

Owner Name & Mailing Address

Owner1 1	Owner2 1
Owner1 2	Owner2 2
Mail Addr1	Mail Addr3
Mail Addr2	Mail Addr4
MailPostalCode	

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
LMP27425	F	15	265	36				

Legal FullDescription

PL LMP27425 LT F BLK 15 DL 265 LD 36. GROUP 1.

Land & Building Information

Width		Depth
Lot Size	8048 SQUARE FEET	Land Use
Actual Use	STORE(S) AND OFFICES	
BCA Description	OFFICE	Zoning
WaterConn		
BCAData Update	04/07/2017	

Actual Totals

Land	Improvement	Actual Total
\$1,182,000.00	\$1,404,000.00	\$2,586,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,182,000.00	\$1,404,000.00	\$0.00	\$10,000.00	\$2,586,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,182,000.00	\$1,404,000.00	\$0.00	\$10,000.00	\$2,586,000.00