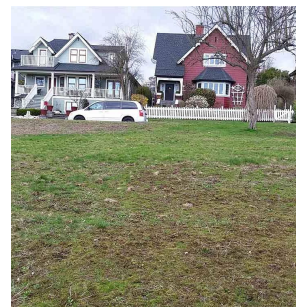
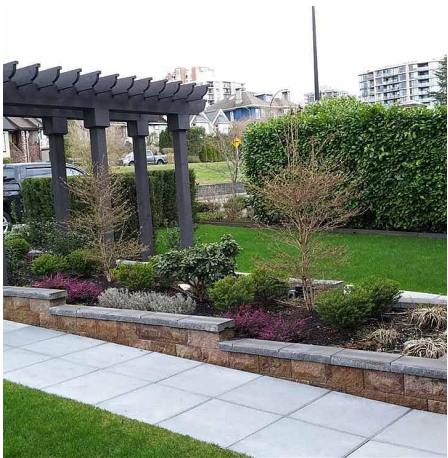


261-263 W 6th Street, North Vancouver

\$3,499,999



Attention all BUILDERS, DEVELOPERS & INVESTORS - RARE OTTAWA GARDEN OPPORTUNITY! Located in the heart of Lower Lonsdale is this 50 x 120 Triplex Lot with southern views. Approved for 3 units approximately 1,800 square feet each with stunning City and Ocean views. Included are building plans that have been submitted to the City of North Vancouver, approximately 3-4 months for building permits then ready to develop. Walking distance to sea bus, restaurants, shops, Lonsdale quay and walking trails. Current full duplex is in great condition and is currently rented for \$6700 on a month to month basis. Measurements are only for one side of duplex. Please do not disturb the tenants or walk on the property.

KEY INFORMATION

MLS® R2673224

Multifamily

Lower Lonsdale

3 Bedrooms

6 Bathrooms

4,764 SF

6,000 SF Lot

FEATURES

Year Built: 1978

Views: CITY & WATER VIEWS

Listed By: Sutton Group-West Coast Realty