

# 1025 Clements Avenue, North Vancouver

\$2,398,000



Investors & Builders Alert! Strong SUBDIVISION potential w LANE ACCESS. Located in the sought after Canyon Heights area, don't miss this leveled 66 x 120 lot. This is a great opportunity to build now, or RENOVATE and HOLD for future development. This home features 5 BED/2 Bath, spacious living & dining area, a 400 sq ft + wrap-around deck on the main floor, and is equipped with a MORTGAGE HELPER to help generate strong cashflow! Close to Canyon Heights Elementary & located in the Handsworth Secondary School catchment. Only a short drive to Edgemont Village - this is a property you don't want to miss!

## KEY INFORMATION

MLS® R2956404

Residential Detached

Canyon Heights

5 Bedrooms

2 Bathrooms

2,432 SF

7,920 SF Lot

## FEATURES

Year Built: 1960

Listed By: Royal LePage West Real Estate Services