



73 Lonsdale Avenue | North Vancouver, BC

Fully Leased Free Standing Street Front Restaurant Building in vibrant Lower Lonsdale

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73 Lonsdale Avenue

North Vancouver, BC

Location

The property is located mid-block on the west side of Lonsdale Avenue between West 1st Street and Esplanade Avenue in the Lower Lonsdale neighbourhood and is within 400 metres of the Lonsdale Quay Bus Depot.

Situated minutes from The Shipyards and the transit hub at the Quay the property benefits from high levels of pedestrian traffic and easy access to other parts of North Vancouver and Downtown Vancouver.

Building

According to BC Assessment, the building was constructed in 1983 with a rentable area of 1,456 SF. The building is constructed of a mix of materials including concrete block and brick.

Rent Credit

The current rent (approx. \$26.58 psf) paid by the Tenant is well below current market rents.

The Vendor will provide a credit of up to \$100,000 to the Purchaser on closing by way of a credit on the Statement of Adjustments to aid the Purchaser's return by allocating the credit as rent to be apportioned any way the Purchaser deems appropriate over the remaining lease term and renewal term should the Tenant renew.

Salient Details

Legal Description

Lot 12, Block 165, District Lot 274, Group 1, New Westminster District Plan VAP879

PIDs

015-127-320

Site Size

3,377 SF
(+/-26 feet by +/-129.9 feet)

Tenancy

The building is fully leased to Jägerhof Restaurant. The current tenant took over the operations of the restaurant in 2014. The existing lease expires December 31, 2027 with one, five year option to renew.

Zoning/OCP

LL-2 (Lower Lonsdale Mixed Use 2)/Mixed Use Level 4
A noting that the property is located within the Transit Oriented Areas permitting a 3.0 FSR and eight (8) storey height.

Gross Taxes (2025)

\$27,928.06

Assessment

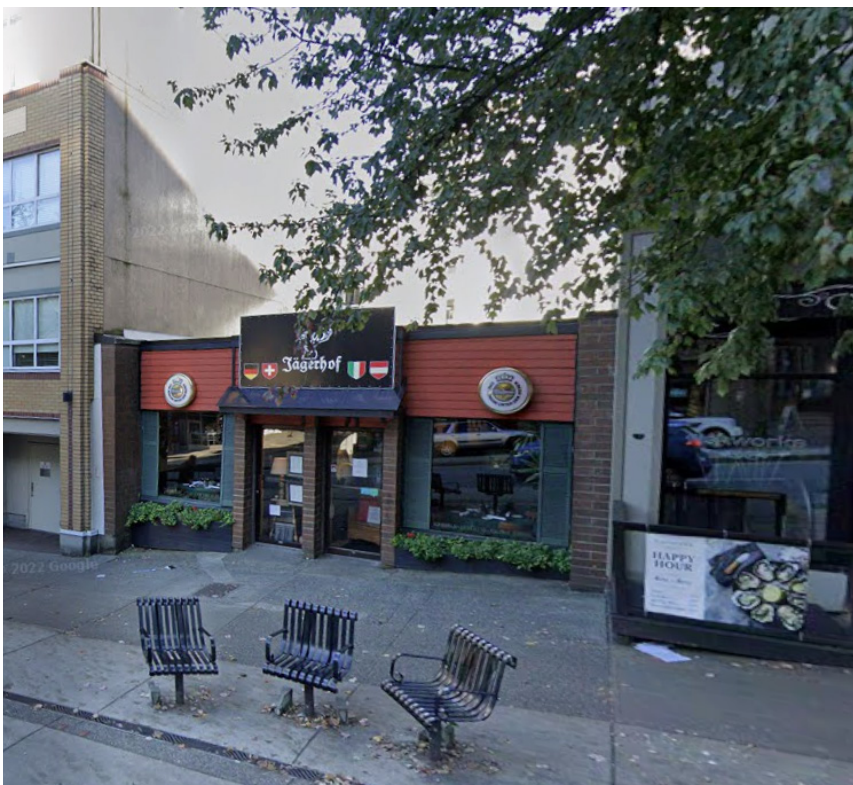
\$2,335,700

Net Rent (2027)

\$39,600

Price

\$2,220,000





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