

For Sale

# Seaview Apartments

326 West 1<sup>st</sup> Street  
North Vancouver

**PRICE REDUCED: \$8,000,000 | \$267,000 per suite**



**CBRE**

# Salient Details

Address  
326 West 1st Street

City  
North Vancouver

Submarket  
Lower Lonsdale

Occupancy  
100%

Property Type  
Low-Rise Market Rental

Construction Type  
4-Storey Wood-Frame

Zoning Designation  
RM-1 - Medium Density Apartment

Maximum Density  
6-Storeys 2.60x FSR

Site Size  
17,475 SF

Year Built  
1977

Unit Mix  
1-Bed: 27 units  
2-Bed: 3 Units  
Total: 30 Units

Price  
~~\$8,900,000~~ \$8,000,000  
\$267,000 per suite



30 Units      +/- 17,500 SF Site Size      100% Occupied

Seaview Apartments is a 4-storey, low-rise market rental property located at 326 West 1st Street in the heart of North Vancouver’s Lower Lonsdale neighbourhood. The property comprises 30 residential suites and benefits from close proximity to the SeaBus terminal, Lonsdale Quay, waterfront amenities, and a rapidly evolving mixed-use urban core. In addition to its strong locational fundamentals, the property offers future redevelopment potential of up to 6-storeys and 2.60x FSR, enhancing its long-term value. Seaview Apartments represents an attractive investment opportunity supported by sustained appreciation potential within one of Metro Vancouver’s most dynamic waterfront communities.

## Investment Highlights

- » **Convenient Connectivity:** Situated steps from Lonsdale Quay with direct access to the 12-minute SeaBus to Downtown Vancouver, reinforcing strong commuter appeal and rental demand.
- » **Vibrant Urban Amenities:** Located within Lower Lonsdale’s highly walkable district, offering immediate access to markets, restaurants, breweries, galleries, and waterfront public spaces.
- » **Growing High-Density District:** Positioned in one of North Vancouver’s fastest-growing urban centres, supported by a Walk Score of 97, diverse housing supply, and resilient tenant demand.

CBRE

Stanley Park

Vancouver Shipyards

Lionsgate Bridge

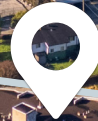
SEABUS

FORBES AVENUE

WEST 1ST AVENUE

MAHON AVENUE

SPIRIT TRAIL



# Seaview Apartments

326 West 1<sup>st</sup> Street, North Vancouver

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