

FOR SALE

NEW PRICE

**Rezoning & DP Approved,
6-Storey Woodframe 100%
Market Rental Development
Site Steps to Lynn Valley Centre**

**1149-1155 Lynn Valley Road,
North Vancouver**

David Taylor

Personal Real Estate Corporation
Senior Vice President
+1 604 761 7044
david.taylor@colliers.com

Charlie Hughes

Personal Real Estate Corporation
Vice President
+1 778 908 5812
charlie.hughes@colliers.com



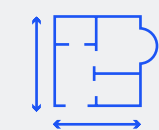
Property Highlights



BP Application Phase, Rezoning & DP Approved



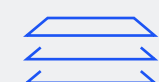
100% Market Rental in 6-Storeys



16,850 SF Corner Site
189 ft frontage x 120 ft depth



48,950 SF gross density, 2.88 FSR



66 Rental Units



Steps to Lynn Valley Centre's 160,000+ SF of Retail



Stunning mountain views- walkable to parks, trails, restaurants and cafes



Very supply constrained sub-area with robust demand



Held in a bare trust
(potential to save ~\$210k in PTT)



New Asking Price:
\$7,500,000 (\$153/BSF)

~~\$8,200,000 (\$167/BSF)~~

\$6,365,000 Net Price

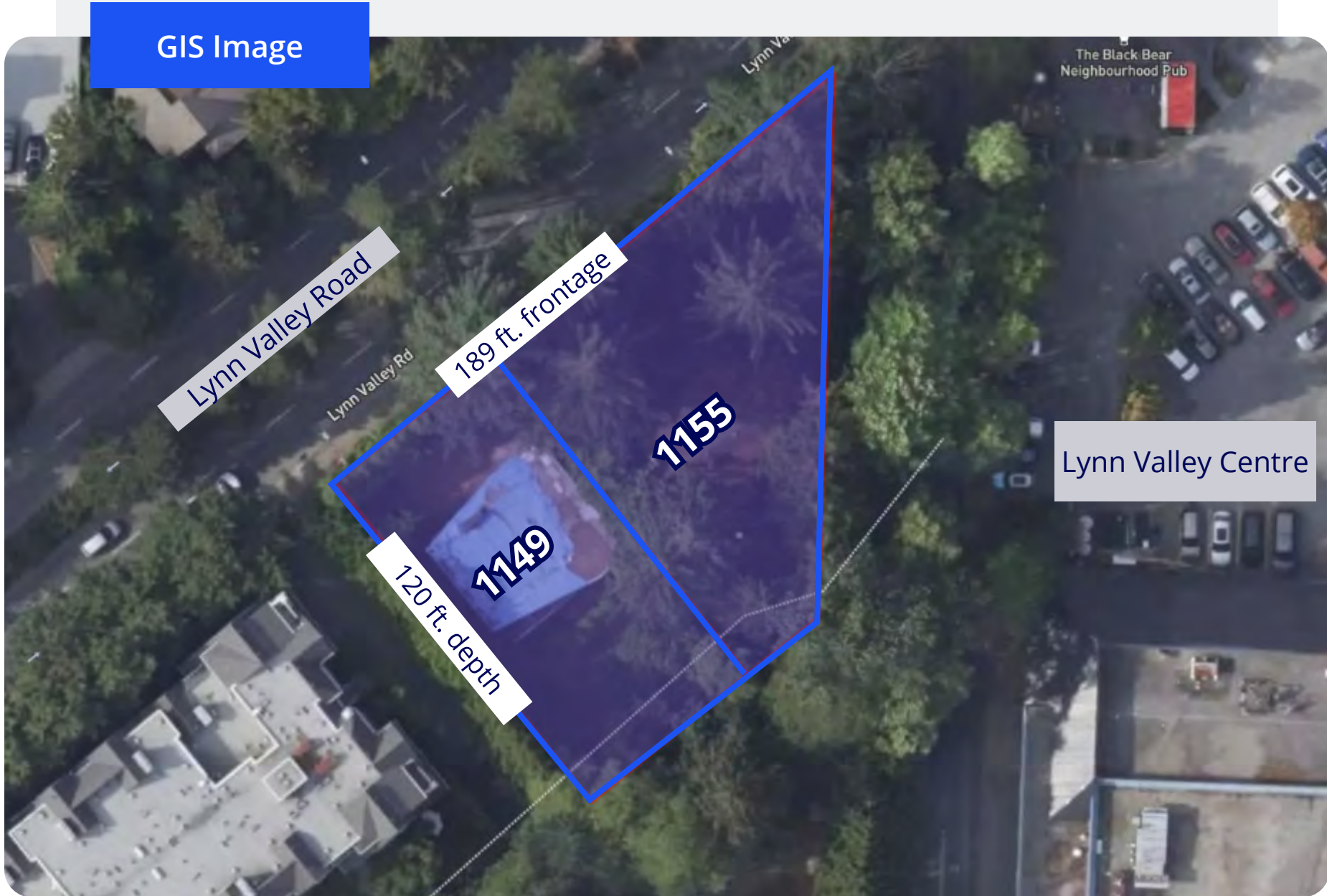
\$925,000 work-in-place

\$210,000 in potential PTT savings

After Accounting For Work-In-Place Savings (\$130/BSF)

Property Overview

Civic Addresses	1149-1155 Lynn Valley Road, North Vancouver
PIDs	010-123-547, 008-061-866
Legal Descriptions	LOTS 7-8 BLOCK 51 DISTRICT LOT 2022 PLAN 8319
Current Improvements	Two single family houses
Location	East of Lynn Valley Road, just south of 29th Street East



Approved Development Overview

Site Area	16,850 SF (189 ft frontage x 120 ft depth)
Density	2.88 FSR; 48,950 BSF
Net Rentable SF	83.3% Efficiency; 40,783 SF net rentable
Rezoning Status	Approved by Council December 8th 2025
DP Status	Approved by Council March 2nd 2026
BP Status	Submitted May 2026
Tenure	100% Market Rental, All Residential (No Retail at Grade)
CAC's and ACC's	Exempt

Optimal Suite Mix

	66 Total Suites
Studios	2 x 428 SF avg (3% of total)
1-Bedroom	52 x 573 SF avg (79% of total)
1-Bedroom + Den	1 x 581 SF (1% of total)
2-Bedroom, 2 bath	11 x 865 SF avg (17% of total)
Average Unit Size	618 SF
Parking Ratio	58 stalls (0.88 parking ratio)

RENDERINGS OF APPROVED DEVELOPMENT



APPROVED PROJECT HIGHLIGHTS

- Terrific floor plans on large 8,160 SF floor plates
- Efficient, 6-storey built-form with no stepbacks
- Very functional living spaces and bedroom sizes in all units
- Every unit has ample storage, closet space, and covered balcony
- Architecture tastefully reflects mountain village character of Lynn Valley



Location

STEPS TO EVERY AMENITY IMAGINABLE

The Property provides everything from extensive food options, health boutiques, cafes, transit access, daily services, expansive parks and tree-lined walking trails in a supply constrained neighborhood below the world-famous North Shore mountains.

Location Highlights

- Just steps to Lynn Valley Centre’s 160,000+ of retail
- Across the street from Save-On-Foods, Safeway, Delany’s Coffee, BCL, Westlynn Meats & Seafood, Romer’s, Starbucks, Kin’s Farm Market and Shopper’s Drug Mart
- 6 TransLink bus routes within a block of the Property
- Nearby lifestyle amenities include YYoga, Lynn Canyon Park, Lynn Headwaters Regional Park, and Karen Magnussen Community Recreation Centre which includes a wave pool, skate park, ice rink, fitness centre, and tennis courts
- Parks within 1km include Kay Burrows Park, Kirkstone Park, Viewlynn Park, Princess Park, Greenwood Park, and Hastings Creek Park trailhead
- <1km to Highway 1, 7-minute drive to Central Lonsdale, 12-minutes to Lower Lonsdale, and just 18-minutes to Downtown Vancouver
- Short trips to the North Shore mountains and Capilano University



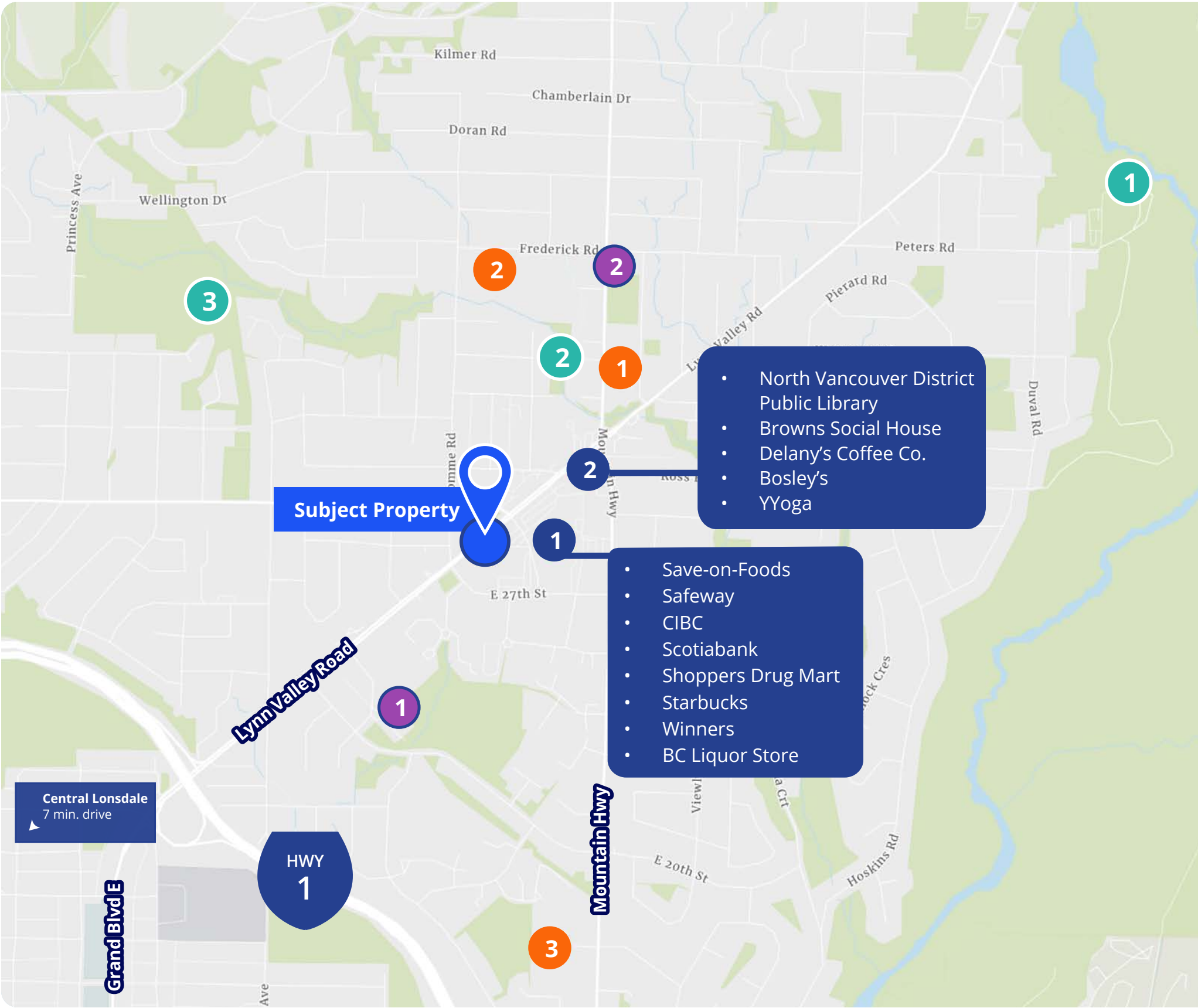
Walk Score

85



Bike Score

82



Retail and Amenities

- | | |
|--|---|
| 1. Lynn Valley Centre <ul style="list-style-type: none">• Save-on-Foods• Safeway• CIBC• Scotiabank• Shoppers Drug Mart• Starbucks• Winners• BC Liquor Store• Romer's Fresh Kitchen & Bar• plus many more retailers | 2. Lynn Valley Village <ul style="list-style-type: none">• North Vancouver District Public Library• Browns Social House• Delany's Coffee Co.• Bosley's• YYoga• plus many more retailers |
|--|---|

Schools

1. Lynn Valley Elementary
2. Argyle Secondary School
3. Eastview Elementary School

Recreation Centres

1. Karen Magnussen Recreation Centre
2. Lynn Valley Recreation Centre

Parks

1. Lynn Canyon Park
2. Upper Hastings Creek Park
3. Hunter Park



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