

Presented by:
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Lower Lonsdale

265 - 267 E 5TH ST

\$ 3,050,000

ML# V808131

Status: Active

Subdivision/Complex:

Type: House/Single Family

Style: 3 Storey

Rooms: 2

Bedrooms: 0

Baths: 5 / 0

Fin Flr Area: 3400.0

Fin Levels: 3

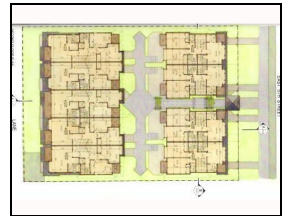
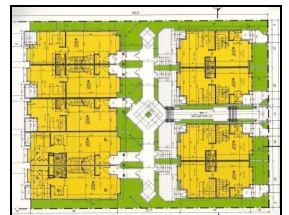
Year Built: 1940

Lot Size (Sq Ft): 14000.0

Acreage: 0.321

Fireplaces: 0 / Wood

Parking Access: Lane



Parking: Tot: 6 / Cov: 5 / Carport; Multiple, Det.Grge/Carport, Garage; Triple

Last best view development site left in Lower Lonsdale. Prime location on the south side of popular East 5th St. 2 lots of 14,000 SF 1.0 FSR. Property is approved and rezoned for a 9 unit townhouse project with some units over 2000 SF with beautiful rooftop decks and spectacular views. This is a very unique opportunity in North Vancouver. There are currently 2 rental properties with 5 suites plus a 4 bay detached concrete garage that are rented for over \$6000/month.



Features Included:

Clothes Washer/Dryer/Fridge/Stove/DW

Floor Finish:

Mixed / Softwood

Exterior Finish:

Stucco / Wood

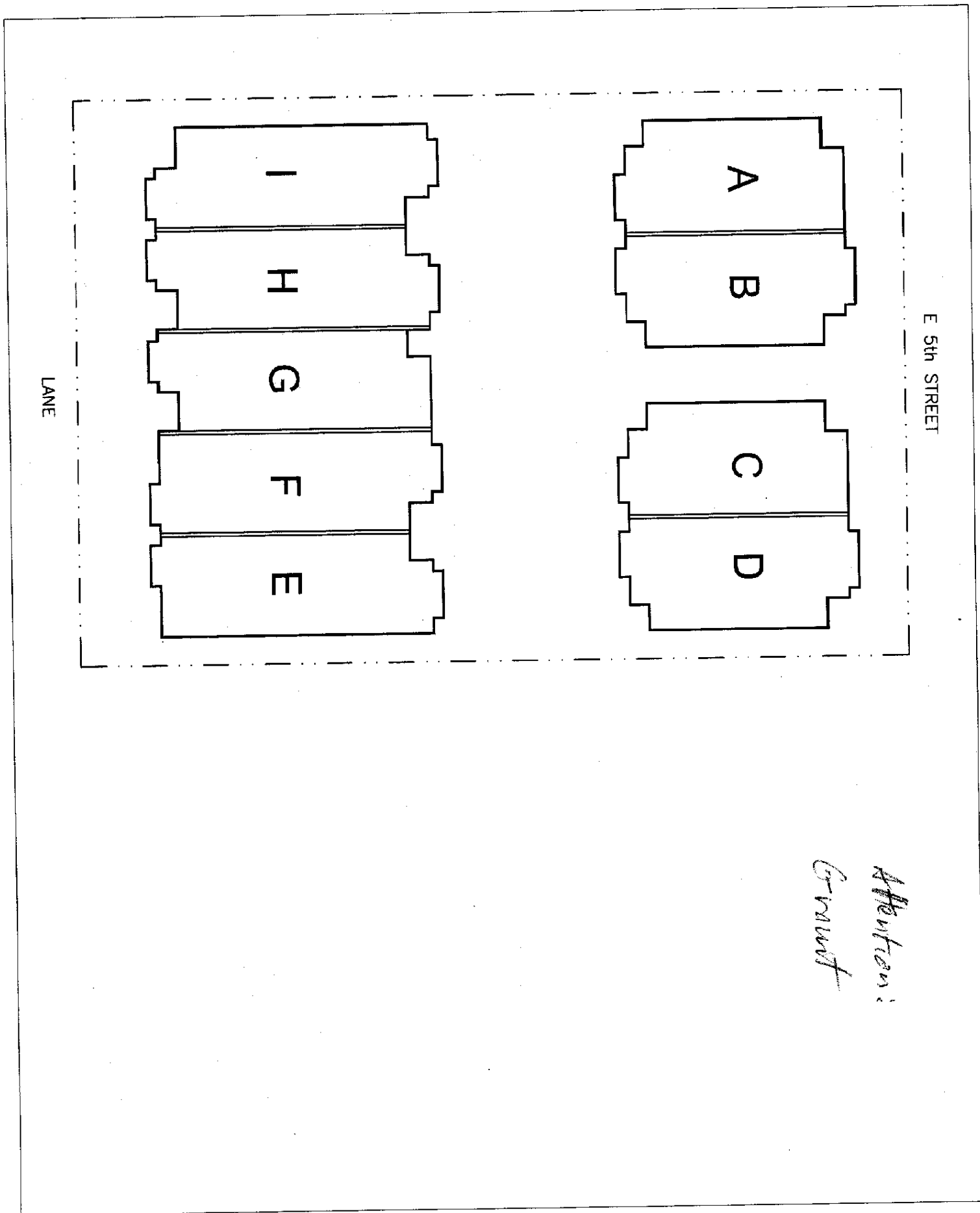
Amenities:



Site Influences:

Central Location

Listing Broker 1:
 Prudential Sussex Realty
 Listing Broker 2:



Attention:
Ermaut

TYPE OF UNIT	NUMBER OF BED R.	MAIN FLOOR AREA	UPPER FLOOR AREA	TOTAL FLOOR AREA	BASEMENT	GRAND TOTAL AREA
A	3	705.2 SQ.FT	735.4 SQ.FT	1440.6 SQ.FT	370 SQ.FT	1810.6 SQ.FT
B	3	705.2 SQ.FT	751 SQ.FT	1456.2 SQ.FT	370 SQ.FT	1826.2 SQ.FT
C	3	705.2 SQ.FT	751 SQ.FT	1456.2 SQ.FT	370 SQ.FT	1826.2 SQ.FT
D	3	705.2 SQ.FT	735.4 SQ.FT	1440.6 SQ.FT	370 SQ.FT	1810.6 SQ.FT
E	3	808.4 SQ.FT	790.7 SQ.FT	1599.1 SQ.FT	209 SQ.FT	1808.1 SQ.FT
F	3	808.4 SQ.FT	779.2 SQ.FT	1587.6 SQ.FT	558 SQ.FT	2145.6 SQ.FT
G	3	781.6 SQ.FT	777.5 SQ.FT	1559.1 SQ.FT	655 SQ.FT	2214.1 SQ.FT
H	3	783.3 SQ.FT	779 SQ.FT	1562.3 SQ.FT	655 SQ.FT	2217.3 SQ.FT
I	3	783.3 SQ.FT	790.7 SQ.FT	1574 SQ.FT	655 SQ.FT	2229 SQ.FT