

**AVISON  
YOUNG**

**For Sale**

**Units 116 and 117 - 3721 Delbrook Avenue  
North Vancouver, BC**



Fully renovated ground floor office units featuring brand-new electrical, plumbing, and HVAC systems throughout

**Ian Whitchelo\***, Principal  
604 647 5095  
ian.whitchelo@avisonyoung.com  
*\*Ian Whitchelo Personal Real Estate Corporation*

**Rory Thies**, Associate  
604 243 9591  
rory.thies@avisonyoung.com








## Opportunity

Rare opportunity to purchase 685 sf, 816 sf, or a combined 1,501 sf of strata office space in North Vancouver's highly sought after Delbrook neighbourhood. These conveniently located office units are well suited for an owner occupier or investor looking for long term value in a well-established neighbourhood.

## Location

Located in North Vancouver's sought after Delbrook neighbourhood, the property benefits from strong surrounding demographics excellent exposure, and convenient access to everyday amenities. Only steps away from the scenic Mosquito Creek Trail and quick access to the Upper Levels Highway, 3721 Delbrook Avenue offers seamless access across the North Shore and into Vancouver, while still maintaining a quiet, community-oriented atmosphere. The combined unit features two separate entrances, one of which overlooks a quiet greenbelt.

## Property highlights

-  Multiple entry and exit doors
-  Visitor and client parking available
-  Quiet, residential-oriented setting with consistent foot traffic
-  Steps away from the scenic Mosquito Creek walking trail
-  Well established mixed-use community



## Available units

Units	Area (sf)	Sale Price	Monthly Strata Fees	Property Tax (2024)
116	816	\$860,000	\$702.31	\$5,349.92
117	685	\$725,000	\$582.18	\$4,455.44
Combined	1,501	\$1,585,000	\$1,284.49	\$9,805.36

## Floorplan



## Property details

### PIDS

Unit 116 009-201-980 & 009-201-971  
Unit 117 009-201-939 & 009-201-921

### Parking

Unit 116 2 stalls  
Unit 117 2 stalls

### AVAILABILITY






Immediate

### ZONING

CD-38 - This Comprehensive Development Zone permits a wide range of retail and office uses

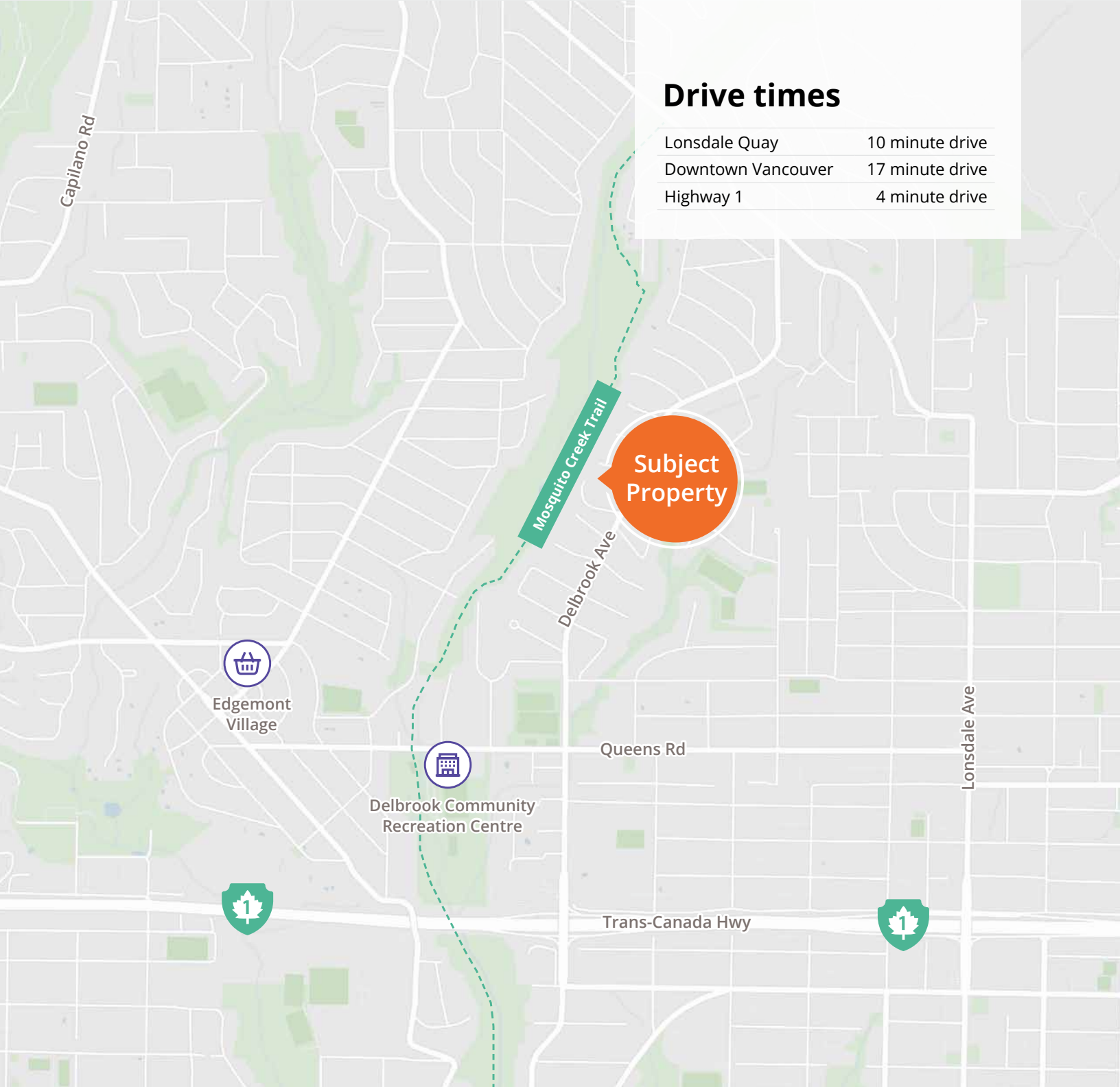
\*a full copy of the zoning bylaw is available from the listing team upon request

## Area highlights

-  Located in a highly sought after residential neighbourhood
-  Nearby green space and natural surroundings
-  Close to everyday amenities, including the newly renovated Delbrook Community Centre
-  Convenient access to major roadways and transit routes
-  Well-positioned with a short commute to Downtown Vancouver

## Drive times

Lonsdale Quay	10 minute drive
Downtown Vancouver	17 minute drive
Highway 1	4 minute drive



## Contact for more information

**Ian Whitchelo\***, Principal  
604 647 5095  
ian.whitchelo@avisonyoung.com  
*\*Ian Whitchelo Personal Real Estate Corporation*

**Rory Thies**, Associate  
604 243 9591  
rory.thies@avisonyoung.com

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**