



OFFICE FOR SALE

150 – 145 17th Street West
North Vancouver, BC

RE/MAX Commercial Advantage
#500-889 W Pender St Vancouver,
BC V6C 3J1
commercialadvantage.ca

E & O: This communication is not intended to cause or induce a breach of an existing agency agreement. All information on the subject property was obtained from sources thought to be reliable and correct, however is not guaranteed by agent Stephen Gammer PREC or RE/MAX Commercial Advantage.

Stephen Gammer*CCIM
Vice President

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*Personal Real Estate Corporation

PROPERTY DETAILS

CIVIC ADDRESS	150 – 145 17th Street West, North Vancouver
SIZE	3,436 SF
ZONING	(2021) C1-B
PRICE	Contact Listing Agent
PROPERTY TAXES	\$23,330
PARKING SPACES	5 (available for lease or purchase)
PID	005-518-326
CONSTRUCTION	1978
TITLE TYPE	Strata
BUILDING NAME	The Professional Centre
BUILDING SIZE	27,400 SF (approx.)

Room Description

Treatment rooms with plumbing	6
Treatment rooms, no plumbing	7
Offices	6
Reception rooms	2
Waiting rooms	2
Lunch room	1
Washroom	1
Storage rooms	3

Property Highlights

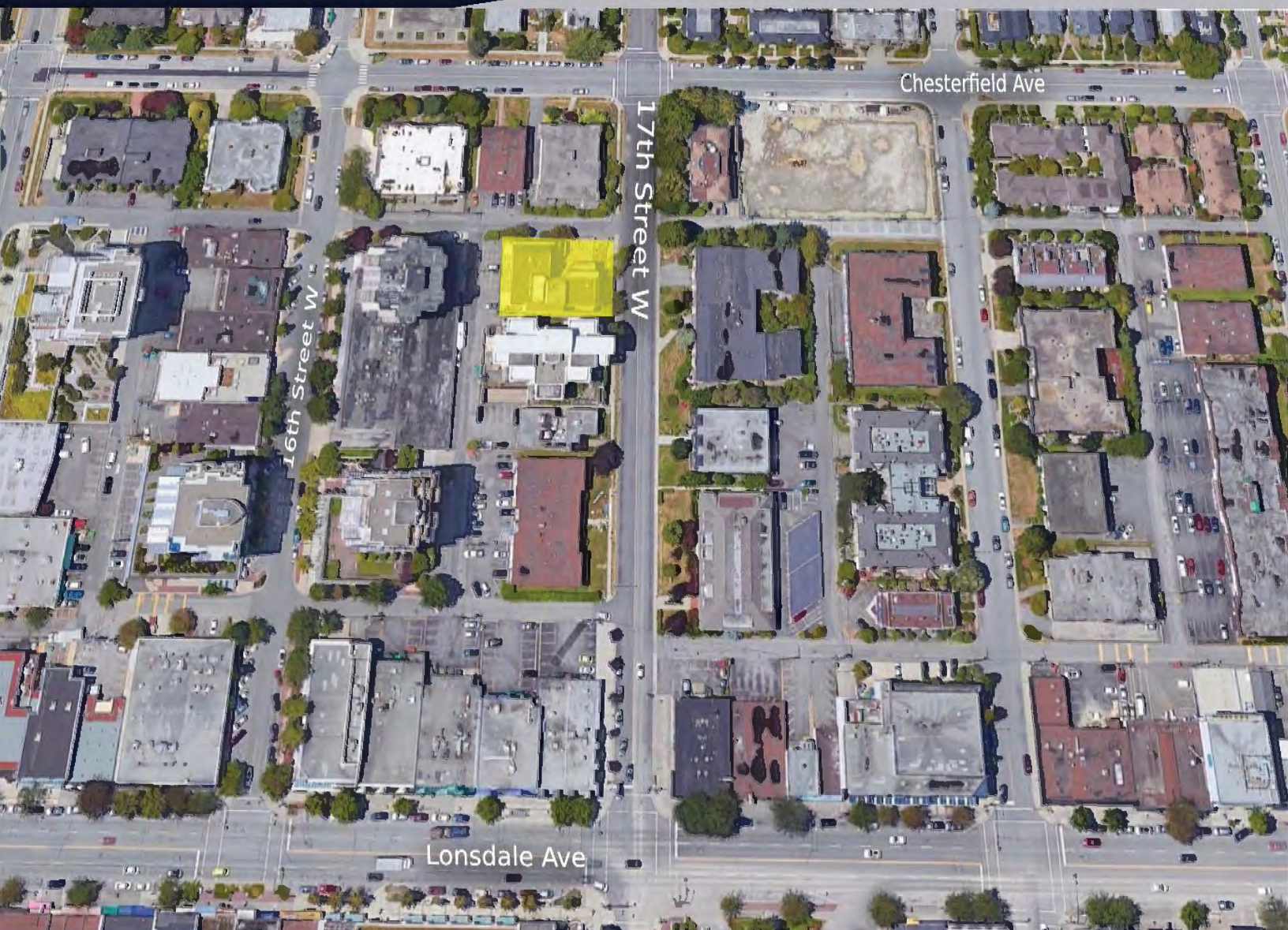
This property is located in Central Lonsdale only two blocks from Lion's Gate Hospital. The subject space is a ground floor office and has been demised into two separate units with separate entrances, HVAC, electrical panels, and meters. One office is improved to a 2,078 SF medical clinic and other one is improved as a 1,358 SF professional office.



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