



NEW
REDUCED PRICE
\$828,000
SALE PRICE

FOR SALE

Unit 103, 2433 Bellevue Ave
West Vancouver, BC

STRATA OFFICE OPPORTUNITY

- » 603 rentable square feet
- » Newer renovations in place
- » Fully self-contained

Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

Macdonald
COMMERCIAL

member of

CORFAC
INTERNATIONAL

UNIT 103 - 2433 BELLEVUE AVE West Vancouver, BC

Strata Office Opportunity For Sale

THE PROPERTY

Located in the heart of Dundarave Village, this rarely available commercial strata unit facing Dundarave Lane is part of the "Bellevue Sunset" residential/commercial development. Built in 1987, this unit has been recently renovated and features 21 ft. of north-facing floor-to-ceiling glass, allowing for plenty of natural light. The layout includes a waiting/reception area, private office, boardroom/workstation, convenient kitchenette with sink, and a private washroom with storage.

This contemporary designed unit is ideal for a professional 2-3 person office, clinic, or design studio. The outdoor tiled patio area directly in front is an added bonus. Within a one-block radius, you will find various shops and restaurants on Marine Drive, and it's an easy stroll to Dundarave Beach and the Ambleside Seawall.

PROPERTY SUMMARY

Legal Description

Strata Lot 7, Plan VAS 1793, DL 555, Group 1, New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V as appropriate.

PID
005-691-109

Size
603 sq. ft.

Property Taxes
\$4,558.48 (2024)

Zoning
C-4

Parking
One stall underground

Strata Fees
\$403.69 subject to periodic adjustments

Property Status
Vacant and easy to show

Reduced Price
\$828,000.00

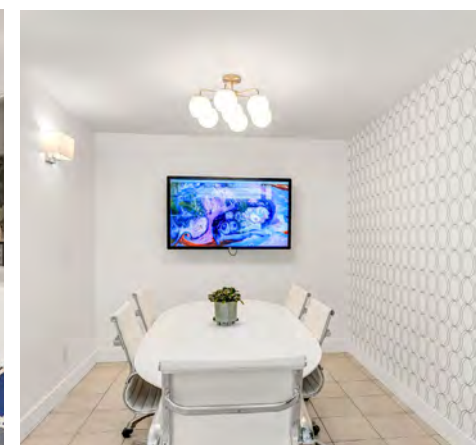
Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com



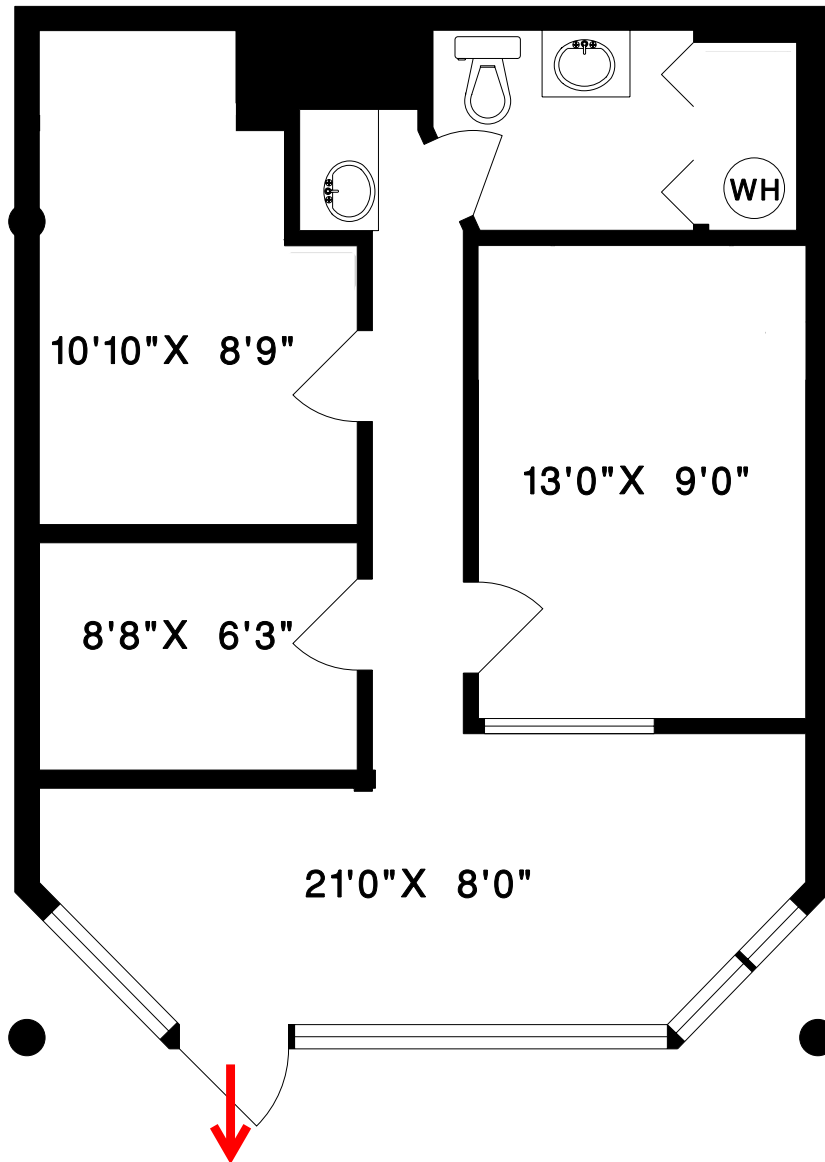


FLOOR PLAN

UNIT 103

2433 BELLEVUE
WEST VANCOUVER

603 SQ. FT.



EXIT



EXIT

PATIO

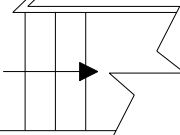
21'9" X 18'7"



EXIT



DN



Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

Dundarave Lane



NEARBY

COFFEE/RESTAURANTS

1. Sorrento Pizza
2. Starbucks Coffee
3. Delany's Coffee House
4. Temper Chocolate & Pastry
5. Feast Neighbourhood Table

6. The Red Lion Bar & Grill
7. Beach House Restaurant
8. Vina Vietnamese Cuisine

SHOPPING/SERVICES

9. Shoppers Drug Mart
10. IGA

SUBJECT
PROPERTY

Dundarave
Beach

Drive time to

Downtown West Vancouver	7 min
Downtown Vancouver	20 min

Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

Macdonald
COMMERCIAL