



FOR SALE

1747 Marine Drive
West Vancouver, BC

2 STOREY MIXED-USE OPPORTUNITY

- Located in the central Ambleside Business District;
- Extensively renovated property throughout with large 2nd floor residential;
- Easy to self/manage;

Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

NOTE: DO NOT DISTURB RESTAURANT TENANT. CONTACT LISTING AGENT TO VIEW.

Macdonald
COMMERCIAL

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CORFAC
INTERNATIONAL

2 Storey Mixed-Use Opportunity

PROPERTY SUMMARY

Address

1747 Marine Drive, West Vancouver, BC

Legal Description

Lot 5, Block K, PlanVAP7347, District Lot 775, Group 1, New Westminster Land District, of Lots 7 & 10

PID

010-653-058

Lot Size

2,145 sq.ft. (33'ft. frontage x 65'ft. depth)

Zoning

AC1

Lease Expiry

July 31, 2030

Leasable Area

1,825 sq.ft. retail and 1,750 sq.ft. 2nd flr. Residential (vacant)

New Roof

Installed 2018 with 10 year limited warranty

Current NOI

Contact Listing Agent for further detail

Asking Price

\$4,195,000.00

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LOCATION

This substantially upgraded 2 storey mixed retail/residential building is conveniently located in the heart of the Ambleside Business District one block north of John Lawson Park and the Ambleside Seawall. With neighboring businesses such as the Royal Bank, Starbucks Coffee, Fresh Street Market and Home Hardware make this an ideal investment opportunity.

OPPORTUNITY

The opportunity to own and occupy a mixed retail/residential property in West Vancouver is extremely rare. This exceptionally large 1,750 sq.ft. 2nd floor residential unit offers a 3 bedroom/2bath fully renovated kitchen with skylight, brand new cabinetry, counter tops, 6 brand new appliances, freshly painted with newly finished flooring complete with a rear deck and added storage room. The retail restaurant also has recently undergone substantial renovations both to the kitchen and dining areas. This property would be extremely straight forward to self-manage.

Note: The residential unit is currently vacant and offers the opportunity to owner/occupy or rent out.

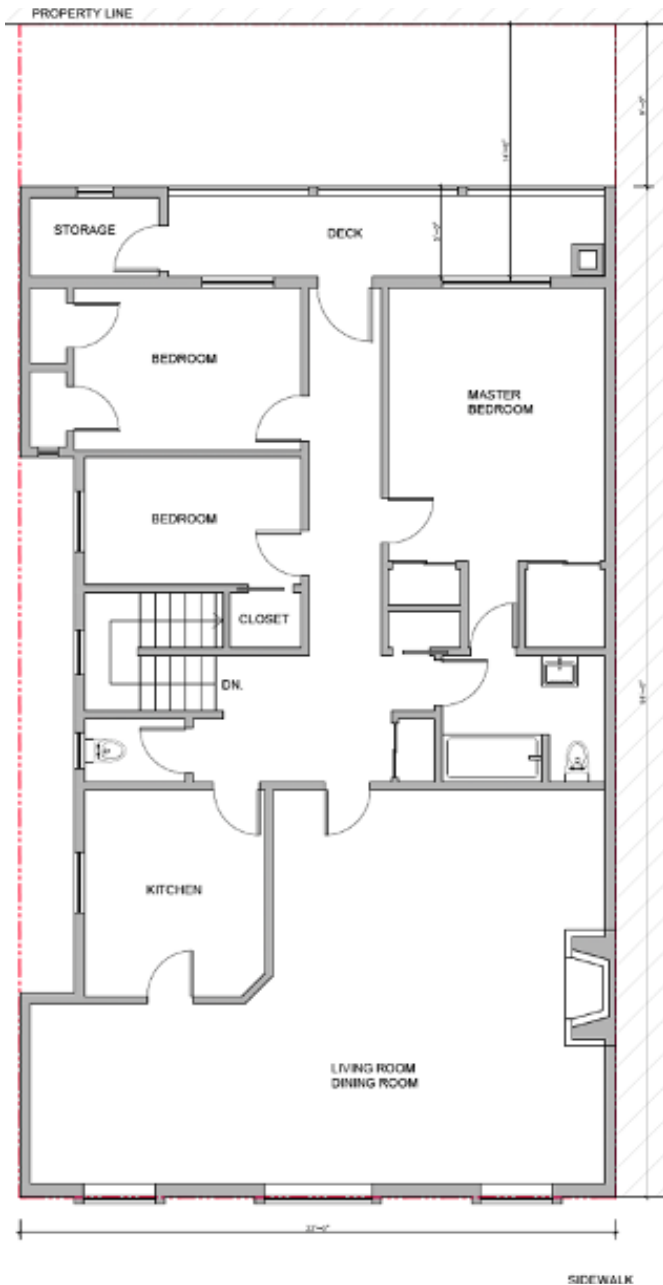


FLOOR PLAN

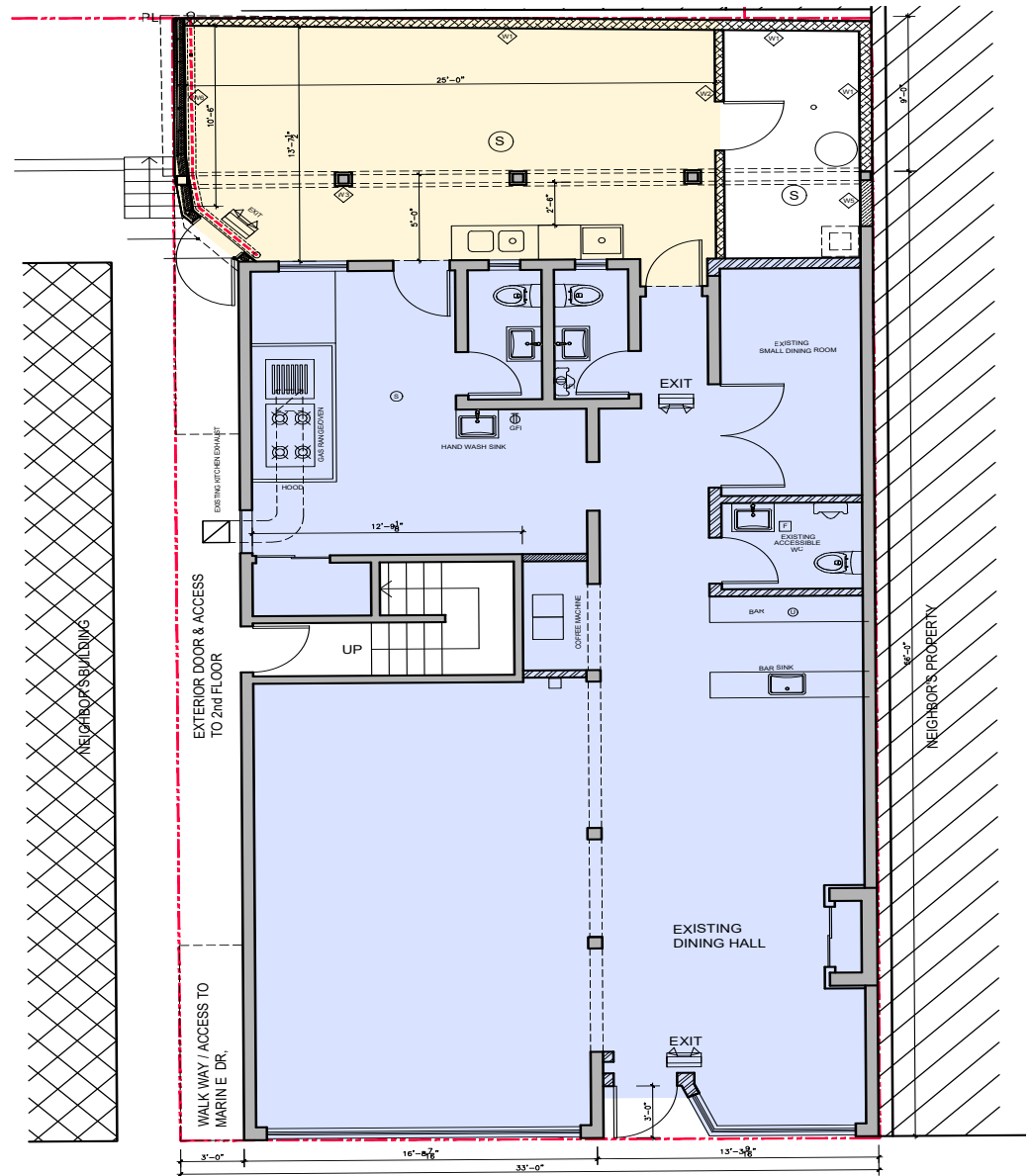


1747 MARINE DRIVE
WEST VANCOUVER

1,750 SF RESIDENTIAL (2ND FLOOR)



1,825 SF RETAIL (GROUND FLOOR)

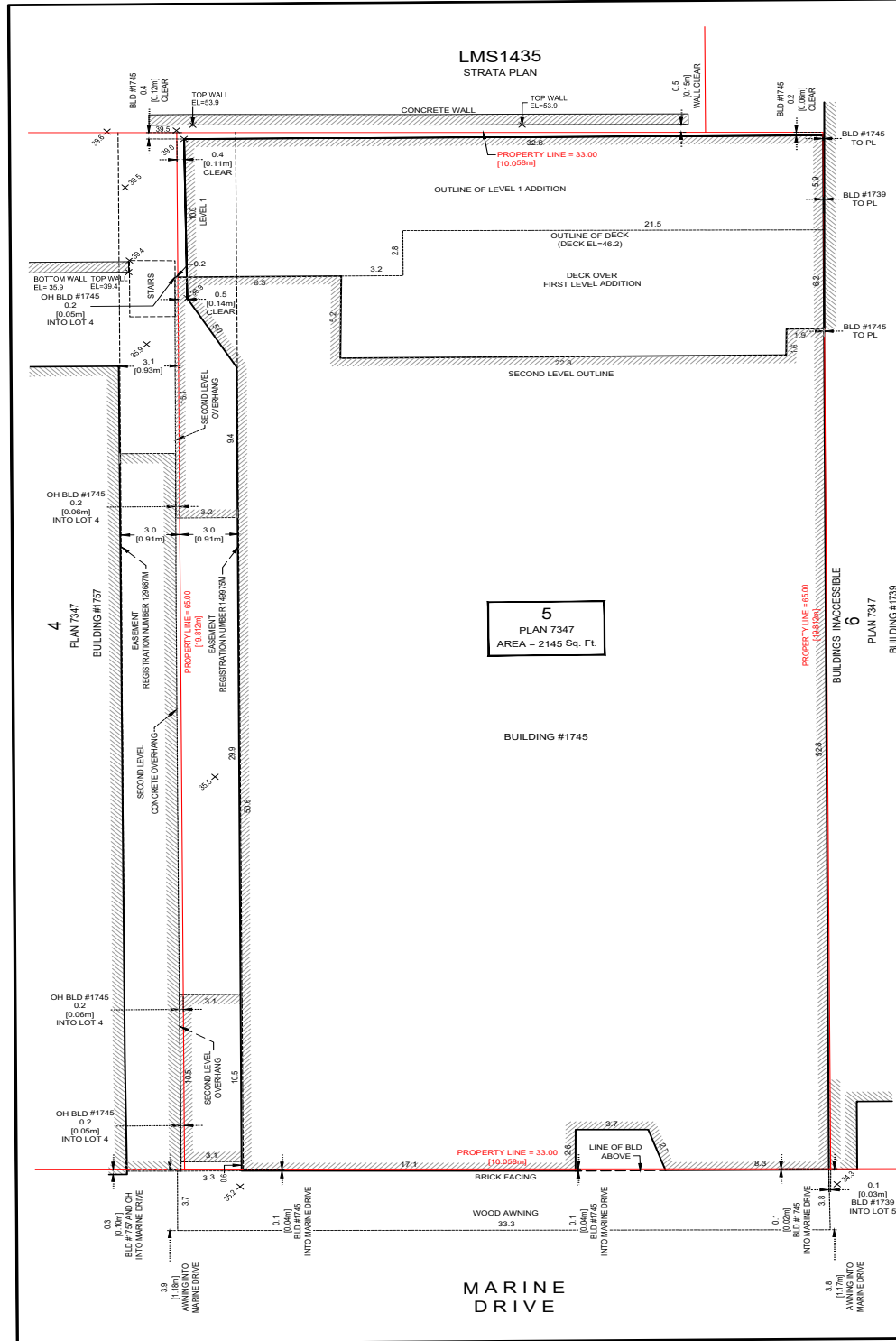


LEGAL SURVEY PLAN



1747 MARINE DRIVE
west Vancouver

LOT SIZE: 2,145 SQ.FT.



B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT 5 OF LOTS 7 AND 10, Bk K, DL 775, Gp 1, NWD, PLAN 7347.

DISTRICT OF WEST VANCOUVER
CIVIC ADDRESS: 1745-1747 MARINE DRIVE
PID: 010-653-058

SCALE 1/4 INCH = 1 FOOT
ALL DISTANCES ARE IN FEET

LEGEND:

- X 39.9 - DENOTES SPOT ELEVATION
- PL - DENOTES PROPERTY LINE
- OH - DENOTES OVERHANG
- EL - DENOTES ELEVATION
- LVL 1 - DENOTES LEVEL 1
- BLD - DENOTES BUILDING

DATUM:
ELEVATIONS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS.

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN 7347. OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES. REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 275 FELL AVENUE NORTH VANCOUVER, BC V7P 3R5
TEL 604-980-4868 www.bennettsurveys.com

DATE:	BY:
NOVEMBER 14TH, 2023	AK
JANUARY 17TH, 2025	TH

REVISION:

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CERTIFIED CORRECT

Trevor Stephen
Hutchins -- BCLS -
ABCLS
Date: 2025.01.17 12:12:20 '08'00'

FIELD SURVEY COMPLETED ON JANUARY 14TH, 2025.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

FB1334 P45-46 (LT-AA)

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RESTAURANT PHOTOS



RESIDENTIAL PHOTOS



RESIDENTIAL PHOTOS





- NEARBY
1. Fresh St. Market
 2. CIBC
 3. TD Bank
 4. Tenton Ramen
 5. Starbucks
 6. The Anchor Eatery
 7. LifeLabs Medical Laboratory
 8. Crema Cafe & Bar
 9. Earls Kitchen + Bar

Drive time to

Lions Gate Bridge 5 min

Park Royal Mall 5 min

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