



KLEIN

RETAIL/OFFICE FOR LEASE

238 FELL AVENUE
NORTH VANCOUVER, BC



Dean Thomas

DEC
Commercial Investment & Leasing
Royal LePage City Centre

O 604 684 8844 ext 706
F 604 684 8844
C 604 314 6374
TF 1 877 877 0417
dthomas@kleingroup.com
www.kleingroup.com

Raman Bayanzadeh

BSc. Industrial Eng., DIPBM
Retail Investment & Leasing
Royal LePage City Centre

O 604 684 8844 ext 707
F 604 684 8844
C 778 896 7592
TF 1 877 877 0417
raman@kleingroup.com
www.kleingroup.com

VISION

INSIGHT

ENGAGEMENT

SOLUTIONS

EXECUTION

EXCELLENCE

LEASE OPPORTUNITY

- Location 238 Fell Avenue
North Vancouver, BC
- Area Available 6,034 ft²
- Number of Stories 2
- Base Rent \$23/sf
- Additional Rent \$10/sf (2011)
- Parking upto 10 stalls

BUILDING CHARACTERISTICS

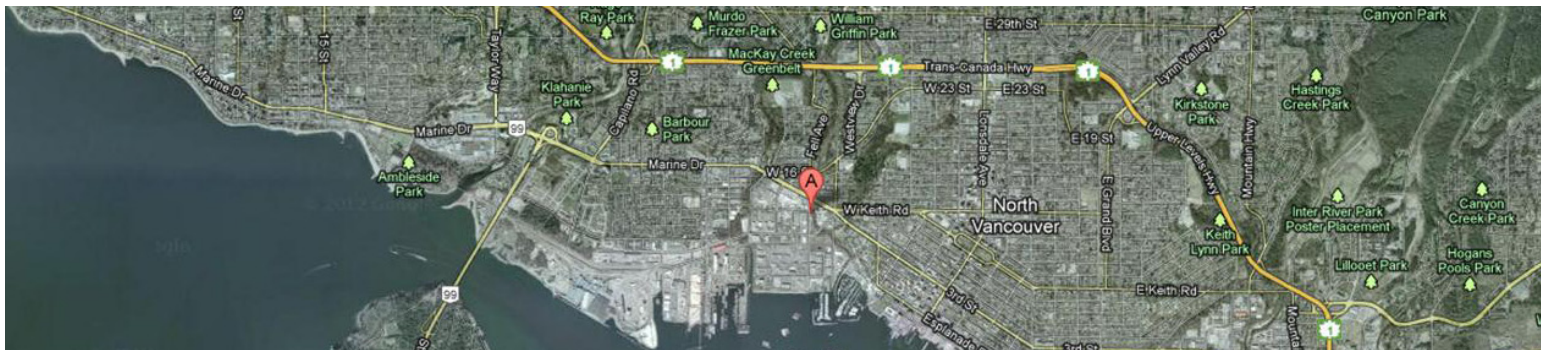
- Age of Building 14 yrs
- Total Building Size ~7,232 ft²
- Number of Units 2
- Foundation Reinforcable Concrete
- Exterior Finish Stucco/Wood Trim
Ornamentation
- Fuel/Heating Heat Pump System

PROPERTY CHARACTERISTICS

- Lot Size 8,050 ft²
- Zoning CD-312
- Lot Frontage 161 ft
- Lot Depth 50 ft
- PID 023-365-188
- Legal Description PL LMP27425 LT F BLK 15 DL 265
LD 36 Group 1, RP, LMP26966.

AREA DEMOGRAPHICS(3KM RADIUS)

- Total Population 68,826
- Num. of Households 31,727
- Ave Household Income \$83,807



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



RETAIL/OFFICE FOR LEASE

238 FELL AVENUE

NORTH VANCOUVER, BC

OTHER

- Site Services
 - Cable, High Speed Internet Service At Lot Line, Paved Streets, Sidewalk, Street Lighting, Telephone
- Amenities
 - Elevator, Alarm System, Emergency Lighting, Handicap Access/Facil., High Speed Internet, Special Needs Washroom, Visitor Parking, Washrooms Female/Male, Sprinkler System

ZONING

- CD-312 Comprehensive Development Zone

PERMITTED USES

- sale at retail or repair of household or personal goods or things, or for extending services to persons; includes Child Care Use, drug stores, clothing stores, personal furnishings shops, hardwares, variety stores, department stores, book shops, toy stores, home furnishing and appliance stores, camera shops, stationery stores, professional and semiprofessional offices, banks, business offices, finance offices, barbers, hairdressers, tailors, shoemakers, printers, trade and business schools, appliance repairs, coffee houses, dance and music studios, art galleries, social clubs, health clubs and internet cafes
- Industrial Uses defined as research laboratories, product testing, and, assembly, storage, servicing, wholesaling, and distributing of materials, goods or things, and excludes bulk loading, wrecking, or salvaging of goods, materials, and things and excludes the production, refining or processing of Dangerous Goods.

OVERVIEW.

- The subject space is located in the City of North Vancouver on Fell Avenue, one half block south of Marine Drive the principal east/west commercial artery. The property enjoys excellent exposure to the traffic flows on Fell Avenue, the principal route connecting Marine Drive to Harbourside Business Park and the North Shore Auto Mall and lies 2 blocks East of Capilano Mall.
- Area tenants include: Shoppers Drug Mart, WalMart, Gescan, Medical and Health clinics, Sears, Swiss Chalet, Red Robin, Burger King, Thrifty Foods, Price Smart, CIBC, RBC, Coast Capital....



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



RETAIL/OFFICE FOR LEASE

238 FELL AVENUE

NORTH VANCOUVER, BC

FLOOR PLAN

