



FOR SALE

1867 MARINE DRIVE
West Vancouver, BC

- 1,233 rentable square feet;
- Located in the heart of the Ambleside Business District;
- Tenanted by long-term established company;
- Opportunity to occupy after lease expiry;
- Three (3) parking stalls.

Mark Hagedorn*

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

*Personal Real Estate Corporation | Macdonald Commercial Real Estate Services Ltd.

Macdonald
COMMERCIAL

CORFAC

1867 MARINE DRIVE

West Vancouver, BC

This ground floor retail strata unit is located in a mixed commercial/residential development consisting of two (2) retail commercial tenants and eight residential strata units. Built circa 1993 this unit is adjacent to a Podiatry clinic, Memorial Park to the west and two blocks south of Seawalk Gardens and the Spirit Trail. This property is located on the Marine Drive Public Transit line connecting Park Royal Shopping Centre, Ambleside and Dundarave business districts.

The current tenant has been at this location for over 15 years and is operating a day spa and rejuvenation clinic. The space has newer improvements with generous waiting room/reception and seating areas, 7 treatment rooms, storage, handicap washroom with adjoining shower facility. The current tenant does not have an Option to Renew at the end of their Lease. This provides an ideal opportunity to self-occupy on busy Marine Drive or continue to collect rent for positive cash flow.



PROPERTY SUMMARY

ADDRESS

1867 Marine Drive, West Vancouver, BC

LEGAL DESCRIPTION

Strata Lot 1, District Lot 775, Strata Plan LMS857 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1.

PID

018-241-727

RENTABLE AREA

1,233 sq. ft.

PROPERTY TAXES (2025)

\$17,128.00

STRATA FEES

\$1,237.86 subject to periodic adjustments

ZONING

AC2

LEASE TYPE/EXPIRY

Triple Net with a March 31, 2031 expiration.

PARKING

Three (3) covered stalls

N.O.I.

Contact Listing Agent

SALE PRICE

\$2,300,000.00

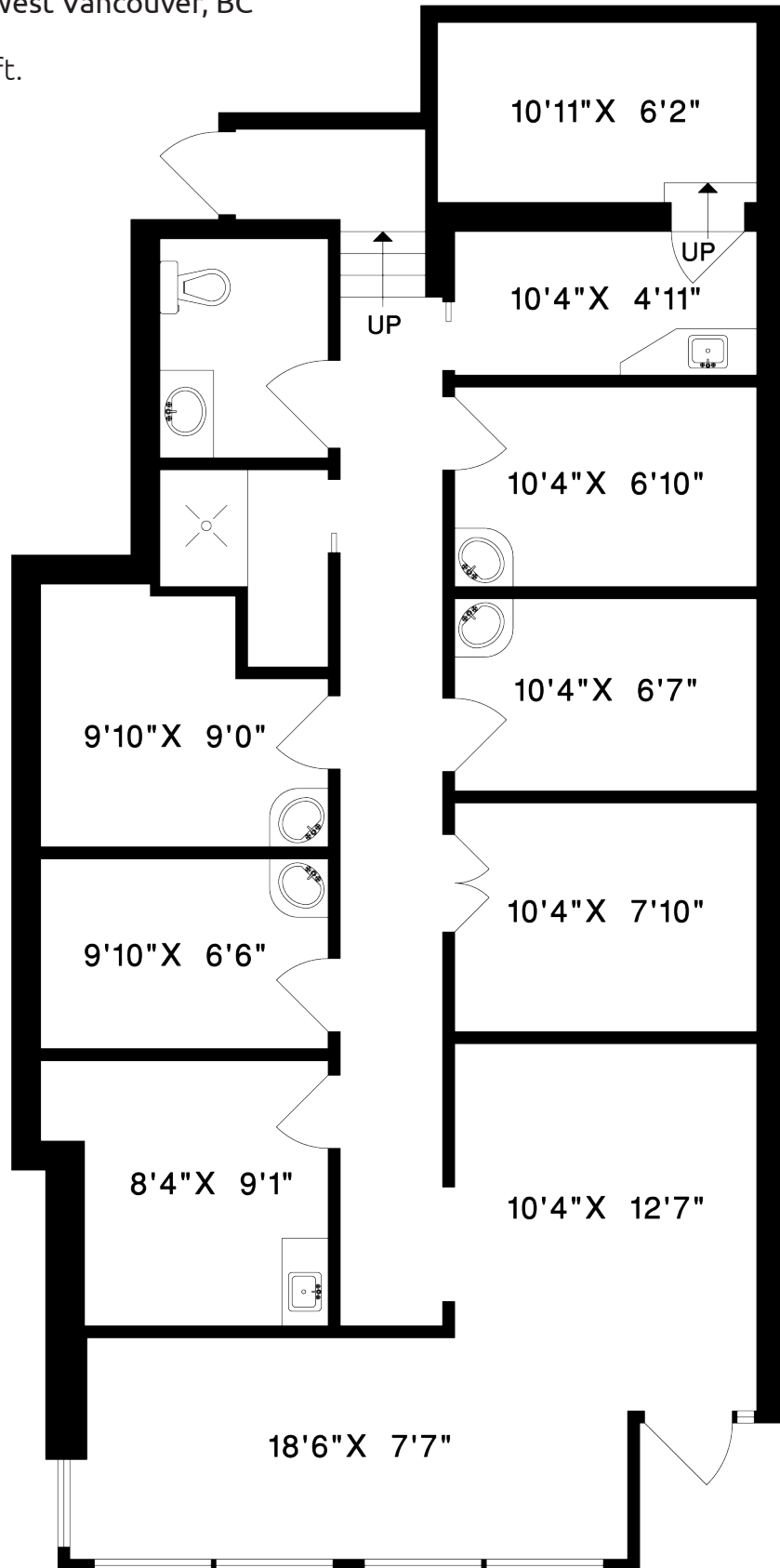
⚠ IMPORTANT NOTICE

Please do not disturb tenant. Contact listing agent for viewing appointment.

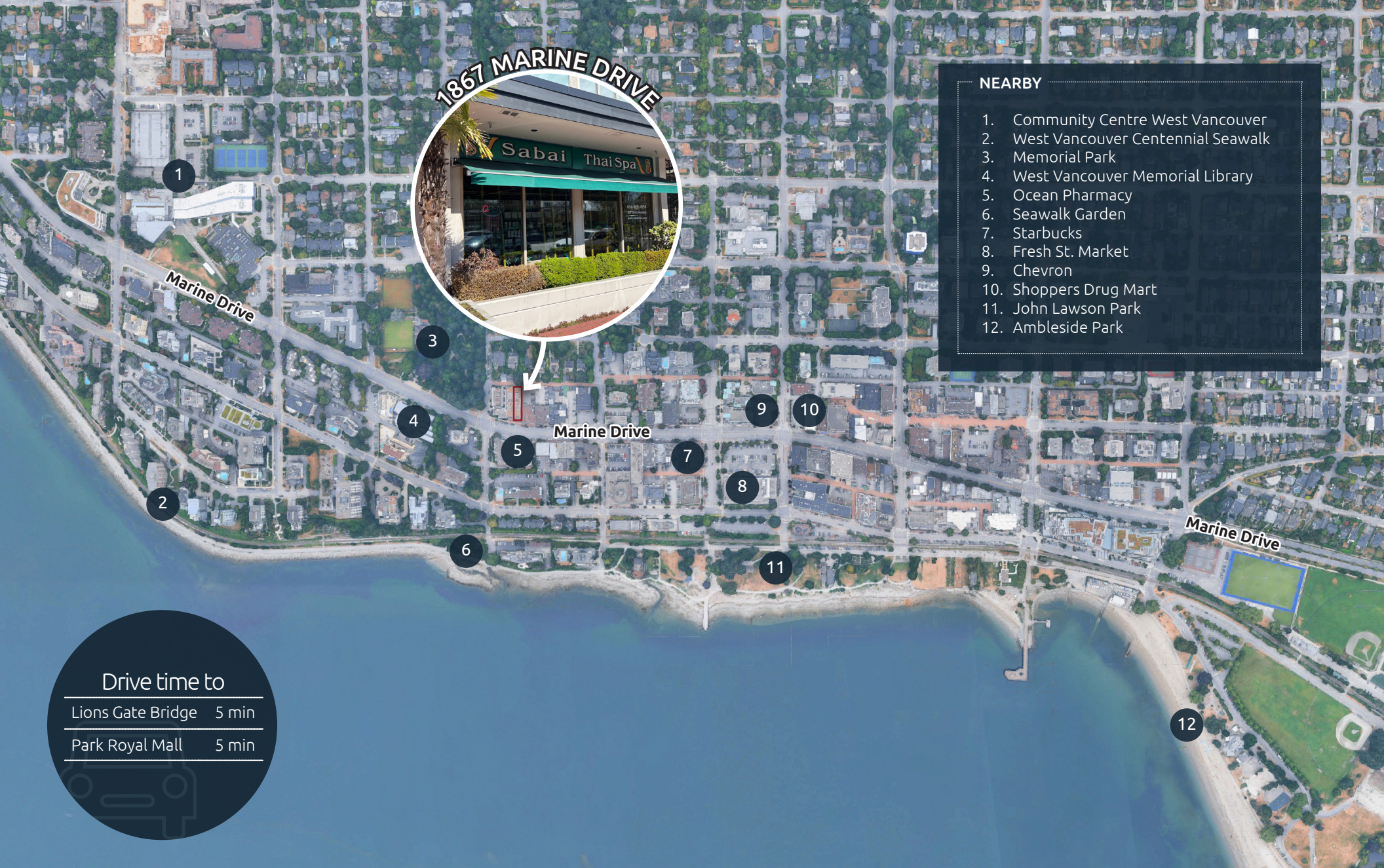
FLOORPLAN

1867 Marine Drive, West Vancouver, BC

Total Area: 1,233 sq.ft.



Marine Drive



1867 MARINE DRIVE



NEARBY

- 1. Community Centre West Vancouver
- 2. West Vancouver Centennial Seawalk
- 3. Memorial Park
- 4. West Vancouver Memorial Library
- 5. Ocean Pharmacy
- 6. Seawalk Garden
- 7. Starbucks
- 8. Fresh St. Market
- 9. Chevron
- 10. Shoppers Drug Mart
- 11. John Lawson Park
- 12. Ambleside Park

Drive time to

Lions Gate Bridge	5 min
Park Royal Mall	5 min

Mark Hagedorn*

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

*Personal Real Estate Corporation

Macdonald
COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.

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.