

FOR SALE

350 EAST 2<sup>ND</sup> STREET  
NORTH VANCOUVER, BC

\$400,000 PRICE REDUCTION



OVER HALF AN ACRE  
IN LOWER LONSDALE

PREMIUM DAYCARE  
INVESTMENT PROPERTY

# FOR SALE

# 350 EAST 2<sup>ND</sup> STREET NORTH VANCOUVER, BC

## OPPORTUNITY

Cushman & Wakefield presents an exclusive investment opportunity located at 350 East 2nd Street, North Vancouver, BC (the "Property"). This exceptional offering consists of two distinct structures sitting on over half an acre (0.618 Acres) and spans an entire city block from north to south. Hamersley House is a heritage gem originally constructed in 1904 which underwent extensive renovations most recently in 2021, exceeding \$1 million in costs to preserve the architectural and historical significance while adding modern amenities. Now fully leased to KinderBees Early Learning Centre in 2021, the Property comes with fully leased coach house and garage. Together, the Property comprises of approximately 9,859 SF surrounded by the serene beauty of mature trees adjacent to Emerald Park.

## PROPERTY HIGHLIGHTS



### UNIQUE PROPERTY

Historic charm paired with modern amenities



### REDEVELOPMENT POTENTIAL

Fully leased investment with future Redevelopment potential



### PRIME LOWER LONSDALE LOCATION

Central location with frontage on East 3rd Street and East 2nd, spanning a full city block north to south



### MODERN BUILDING SPECIFICATIONS

400 amp, 3-phase electrical & fully sprinklered

## PROPERTY DETAILS

### LEGAL DESCRIPTION

LOT 1 BLOCK 143 DISTRICT LOT 274 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN LMP53860  
PID: 025-412-060

### ZONING

CD-427 - Comprehensive Zone District 427.  
Allows for child care and residential care facility use

### LOT SIZE

26,904 SF (0.618 Acres)

### TOTAL BUILDING AREA

9,859 SF (Estimate)

### MAIN BUILDING

Main Floor	2,906 SF
Top Floor	1,230 SF
Upper Floor	2,284 SF
Lower Floor	2,392 SF
<b>Total Area</b>	<b>8,785 SF</b>

### COACH HOUSE

Upper floor	429 SF
Main floor	174 SF
Garage	471 SF
<b>Total Area</b>	<b>1,074 SF</b>

### OCP DESIGNATION

Mixed Used Level 1 (MU-1)

Allows for small-scale neighbourhood centres and gathering places with activities including shops, restaurants, cafés and services located to complement the surrounding community. A mix of residential and commercial is encouraged and may include live/work

### OCP DENSITY (FSR)

1.0 FSR

### PARKING

More than dozen parking stalls

### PROPERTY TAXES (2024)

\$16,942.05

### ASKING PRICE

\$9,500,000

## Highlights

- Recently undergone **\$1 Million** in extensive renovations
- Experienced & licensed educators with infant, toddler and preschool programs in place
- Spacious and safe facilities with a license to accommodate up to 77 children (wait list in place)
- Nature-infused learning environment situated near public transportation options, encouraging convenient pick up and drop off for busy parents
- In Place NOI: \$438,228.12
- Coach House tenanted month-month Current Rate: \$1,811/mo
- Significant upside in market rents



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## LOCATION HIGHLIGHTS

The Hamersley House, located at 350 East 2nd Street is nestled in the heart of the Lower Lonsdale neighborhood within North Vancouver. Situated between St. Andrews Avenue to the west and St. Patricks Avenue to the east, this property offers frontage along East 2nd and East 3rd Streets. Just three blocks north of Low Level Road connecting the Lions Gate Bridge to the west, and Iron Workers Bridge to the east, the Property offers exceptional accessibility throughout the North Shore and the broader Metro Vancouver area. Hamersley House is positioned adjacent to the serene Emerald Park, across from Hamersley Park, and up the street you'll find the waterfront North Shore Spirit Trail. Just a few blocks away lies the bustling Lonsdale Avenue, offering access to a vibrant community surrounded by restaurants, cafes, breweries, and galleries, including the renowned Lonsdale Quay Market, the emerging Moodyville district, and The Shipyards District. In the last decade, the Lower Lonsdale neighbourhood has shown remarkable revitalization and growth, positioning the Property among a thriving area boasting over 5,000 new homes either under construction or recently built.

## LOCAL AMENITIES

### PARKS & POINTS OF INTEREST

1. Waterfront Park
2. Emerald Park
3. Hamersley Park
4. Lonsdale Quay Market
5. The Polygon Gallery
6. Lonsdale Quay SeaBus Terminal

### RESTAURANTS & CAFES

7. JOEY Shipyards
8. Tap & Barrel Shipyards
9. Browns Socialhouse Lower Lonsdale
10. The Gull Bar and Kitchen
11. Caff e Artigiano
12. 49th Parallel Café & Lucky's Doughnuts
13. Farina a Legna

### BREWERIES

14. North Point Brewing Co
15. La Cervceria Astilleros
16. House of Funk Brewing

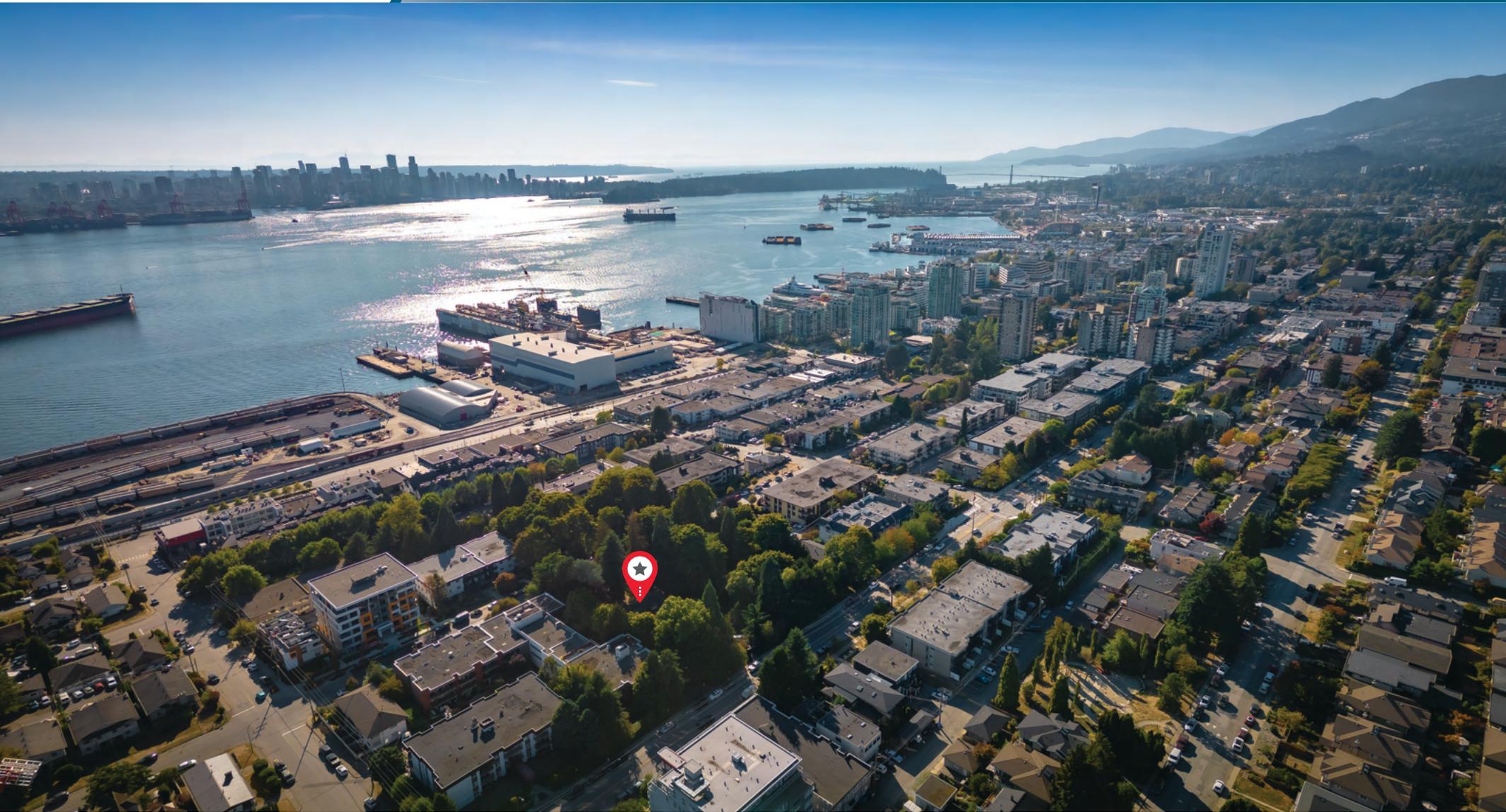
### SHOPS & SERVICES

17. IGA
18. Shoppers Drug Mart
19. Foxy Farm Market
20. Earnest Ice Cream
21. Griffins Boxing & Fitness



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