

PROPERTY  
FOR SALE

#112 & #113 2419 BELLEVUE AVENUE  
WEST VANCOUVER, BC



# PROPERTY FOR SALE

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## THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market a fantastic opportunity to acquire a prime office unit in the highly sought-after Dundarave Village, located in the heart of West Vancouver. Whether you're looking to expand your business, invest in a high-demand area, or take advantage of the area's strong commercial potential, this office unit provides an exceptional foundation for a wide range of different users.

## PROPERTY DETAILS

Sale Price	\$2,525,000
Size	1,579 SF
Property Taxes (2025)	\$12,455.02
Strata Fees (Monthly)	\$1,473.13
Zoning	C4 (Commercial Zone 4)
Possession	Vacant
Availability	Immediate



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## LOCATION

The property is surrounded by a vibrant mix of boutique shops, restaurants, and residential areas, that offers unparalleled visibility and access to a thriving community. With its prime location, modern amenities, and proximity to major transportation routes, this is an ideal space for professionals seeking a prestigious address in one of Vancouver's most desirable neighborhoods.

## PROPERTY HIGHLIGHTS

- Ground floor office with private entrance
- Efficient floorplan
- Six private offices
- Private reception area
- Three reserved parking stalls



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**FOR MORE INFORMATION, CONTACT:**

**BRANDON BUZIOL**  
Senior Associate  
Commercial Sales & Leasing  
Direct: +1 604 640 5883  
Mobile: +1 604 417 5244  
brandon.buziol@cushwake.com

700 West Georgia St., Suite 1200  
Vancouver, BC V7Y 1A1  
+1 604 683 3111  
cushmanwakefield.com

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