

FOR SALE

FORMERLY THE OASIS CAR WASH

671

MARINE DRIVE
North Vancouver, BC



BRANDON BUZIOL

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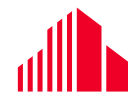
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**CUSHMAN &
WAKEFIELD**

Suite 1200 - 700 West Georgia Street
PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1
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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present for sale this incredibly rare and unique opportunity to purchase an important piece of real estate that holds both historical and strategic value for North Vancouver. Situated in a prime location with significant potential for future growth, this property offers a blend of timeless appeal and modern development possibilities. Whether you're looking to preserve its legacy, expand upon its current use, or capitalize on its potential for high-value redevelopment, this asset stands out as a key investment for users, investors, and developers.

PROPERTY DETAILS

Address	671 Marine Drive, North Vancouver, BC V7M 1H1
PID	009-274-251
Legal Description	Lot B Block 68 District Lot 547 Plan 10915
Building Area	3,883 SF
Lot Size	18,660 SF
Zoning	CS-2 - Service Station Commercial
OCP Designation	Mixed User Level 2
Development Potential	Up to 2.5 FSR (46,650 SF)
Property Taxes (2025)	\$92,749.52
Assessed Value (2025)	\$9,710,700
Asking Price	\$10,000,000



**SUPERIOR CORNER
LOT PROPERTY WITH
FRONTAGE ALONG
MARINE DRIVE AND
BEWICKE AVENUE**



**STRATEGIC
LOCATIONS
FOR PLACING
HIGHLY VISIBLE
SIGNAGE**



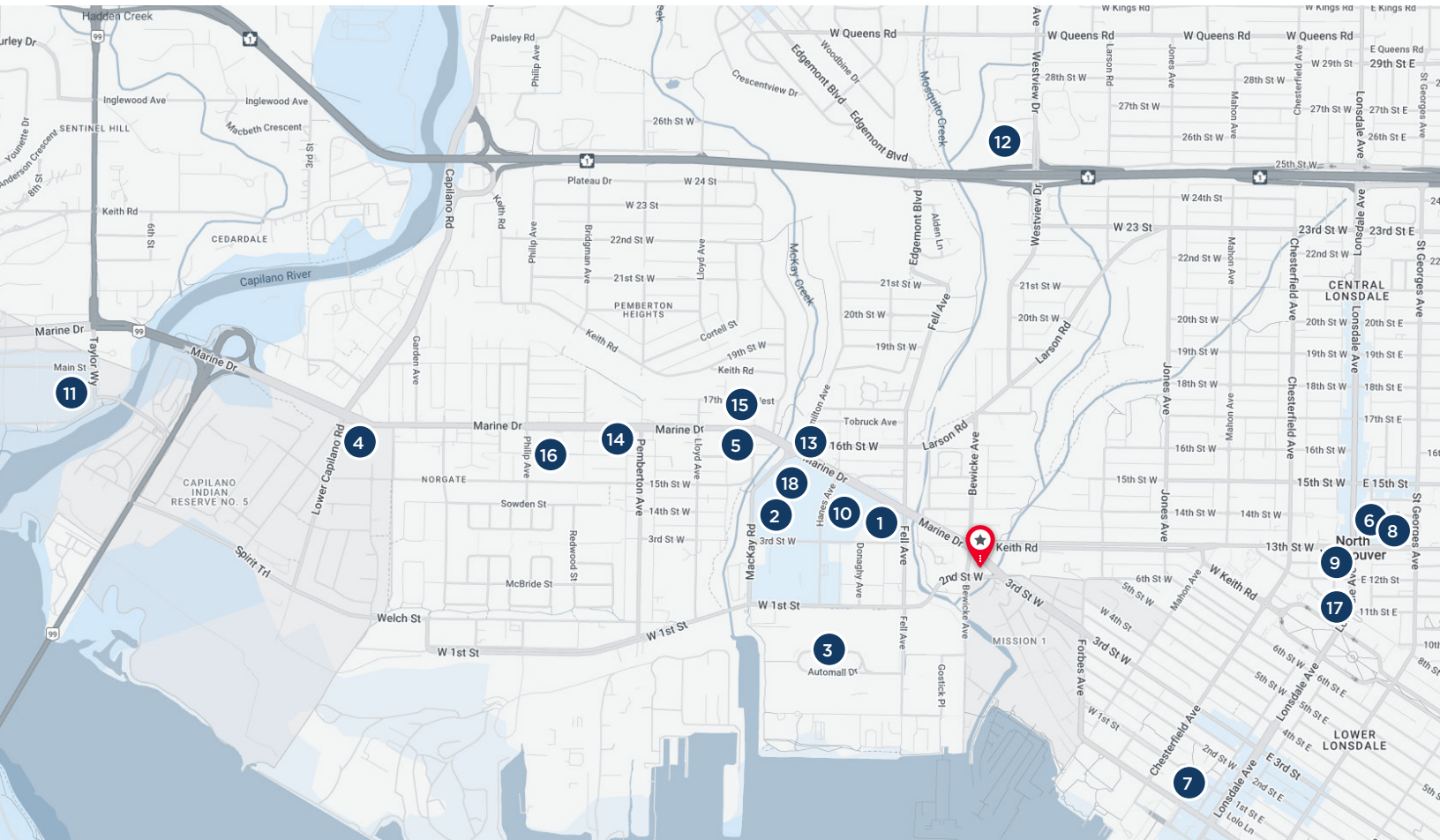
**WELL-MAINTAINED
AND VERY
USABLE BUILDING**



**UNPARALLELED
PARKING AND
YARD SPACE**

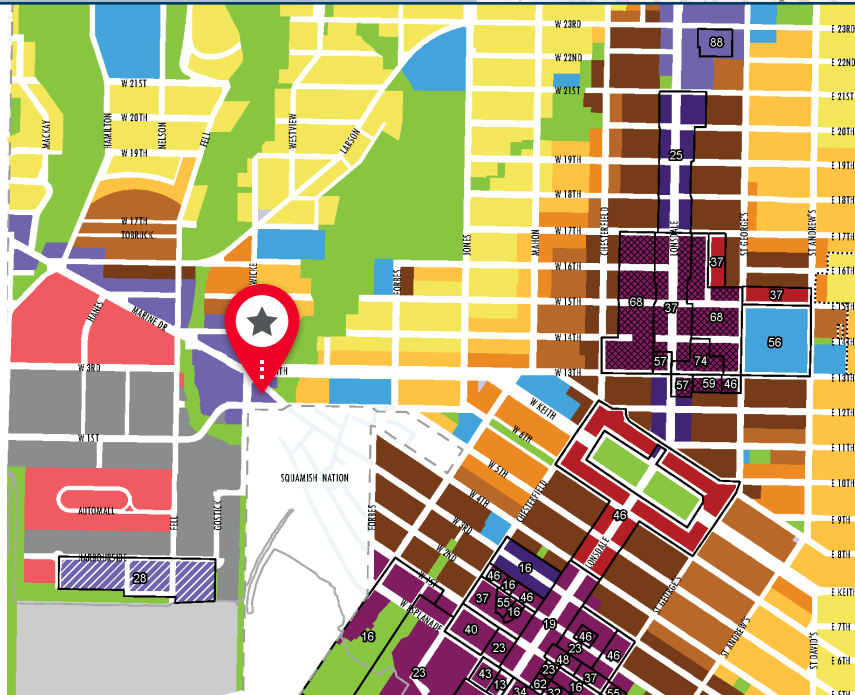
NEARBY AMENITIES

1	Burger King	7	Fresh St. Market	13	A&W Canada
2	Walmart Super Centre	8	Whole Foods Market	14	McDonald's
3	Northshore Auto Mall	9	7-Eleven	15	Subway
4	Staples	10	Capilano Square	16	Tomahawk Restaurant
5	Planet Fitness	11	Park Royal Shopping Centre	17	Kolbeh Restaurant
6	Fitness World	12	Westview Shopping Centre	18	Capilano Mall



DEVELOPMENT POTENTIAL

The current OCP designates the subject property as Mixed Use Level 2 (Medium Density), permitting a maximum FSR of 2.5 which allows for the development of up to 46,650 square feet of mid-rise multifamily and commercial space.



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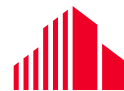
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