FOR SALE

FORMERLY THE OASIS CAR WASH



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FOR SALE

MARINE DRIVE North Vancouver, BC

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.



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



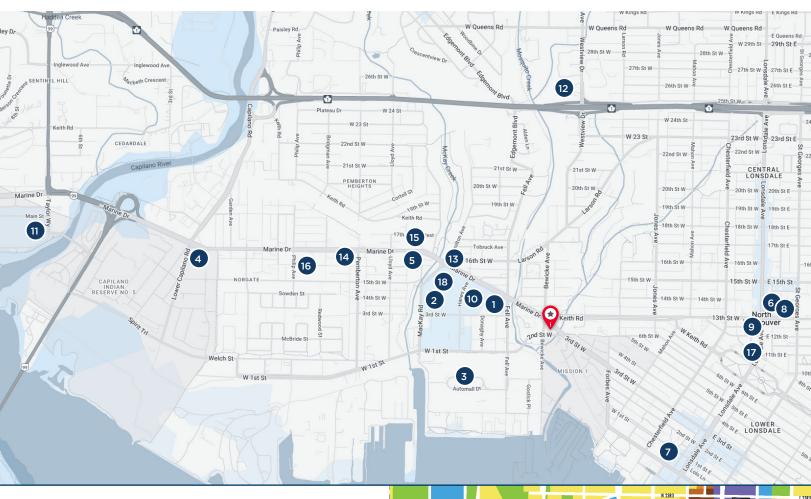
UNPARALLELED PARKING AND YARD SPACE

NEARBY AMENITIES

0	Burger King
2	Walmart Super Centre
3	Northshore Auto Mall
4	Staples
5	Planet Fitness
6	Fitness World

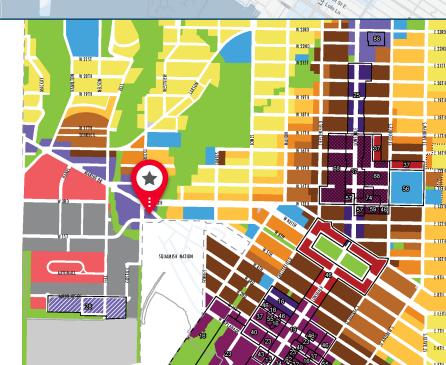
7	Fresh St. Market
8	Whole Foods Market
9	7-Eleven
10	Capilano Square
1	Park Royal Shopping Centre
12	Westview Shopping Centre

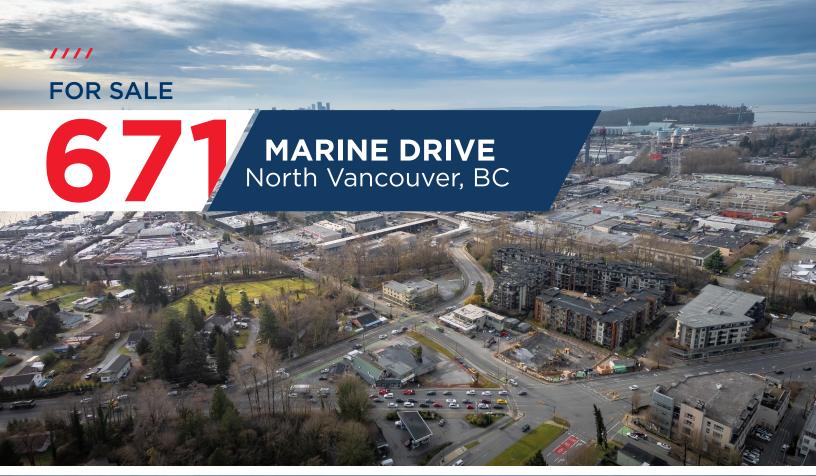
A&W Canada	13
McDonald'	14
Subwa	15
Tomahawk Restauran	16
Kolbeh Restauran	17
Capilano Ma	18



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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