

## PROPERTY FOR SALE

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

### 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

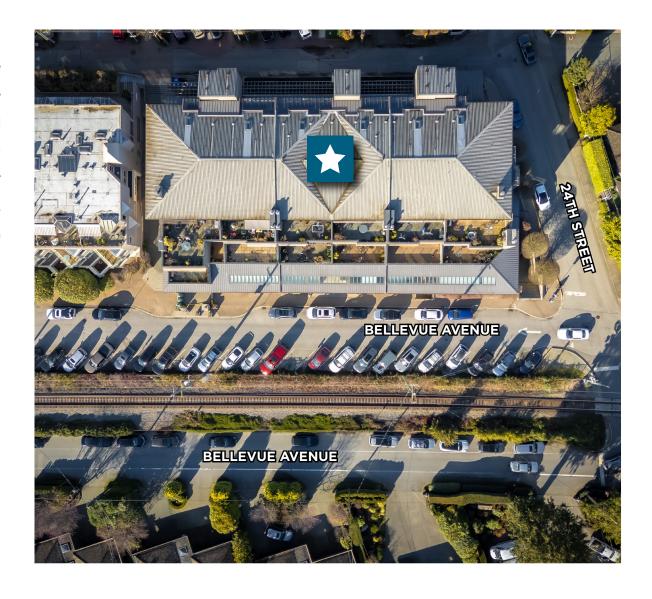
**Property Taxes (2025)** \$12,455.02

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







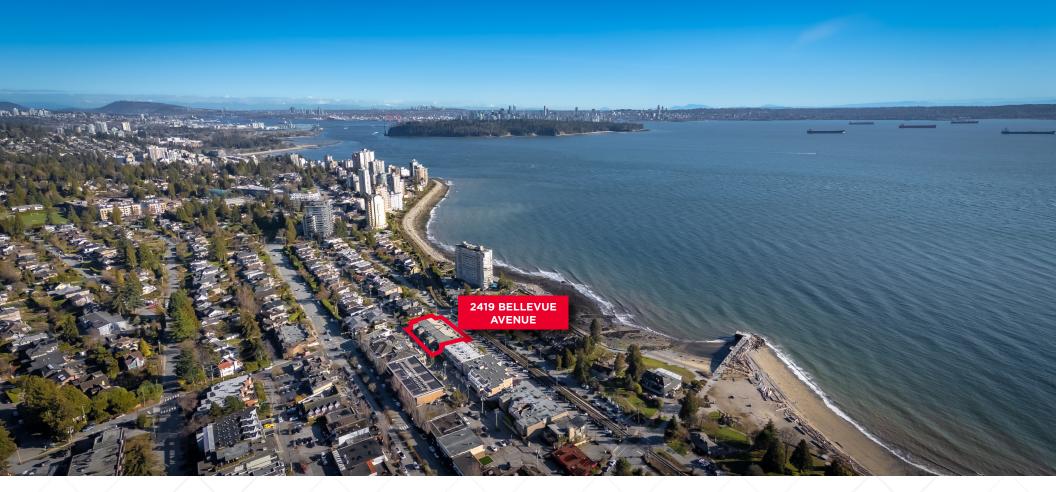






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#### FOR MORE INFORMATION, CONTACT:

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