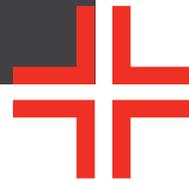




FOR SALE | HIGH EXPOSURE CORNER UNIT

LONSDALE AT 2ND STREET

NORTH VANCOUVER (LOWER LONSDALE)



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THE OPPORTUNITY

Sitings Realty Ltd. is pleased to provide the following information regarding the sale offering of unit 103 East 2nd Street (the “Unit”) at Wallace & McDowell (the “Project”) located in the heart of the Lower Lonsdale area of North Vancouver, B.C.

Highlights include:

- ✦ Prime corner strata retail with outstanding exposure along Lonsdale Avenue and West 2nd Street.
- ✦ Strong positioning to benefit from continued residential densification and sustained daytime and evening traffic.
- ✦ Architecturally modern unit, currently improved for restaurant use and equipped with exterior patio seating areas.
- ✦ 41 subsurface commercial parking stalls with stair access from West 2nd Street and at-grade access between the lane and Lonsdale Avenue.
- ✦ Ample street parking also nearby.
- ✦ Purpose-built commercial space adaptable to a broad range of uses.



PROJECT & UNIT OVERVIEW

Wallace & McDowell is a 90,000-square-foot, five-storey mixed-use development featuring 64 residential suites, 12,000 square feet of office space, 14,000 square feet of ground-floor commercial space, and three levels of below-grade parking. The project incorporates a restored two-storey wood-frame heritage building originally constructed in 1904.

THE COMMERCIAL COMPONENT OF THE PROJECT

Year Completed	2016	
Commercial Building Area (SF)	Retail	14,000
	Office	12,000
	Total	26,000
No. of Retail Units	10	
Access to Parking	Entry points onto the Lane from 1st and 2nd Street	
Access to Retail Units	Via stairs and breezeway from parking. Pedestrian access points along also Lonsdale Avenue, 2nd Street, and the Lane	
Zoning	CD-647 permitting a wide range of commercial and retail uses	
Commercial Parking	41 stalls currently managed by Impark	
Commercial Loading	Located on the Lane	

PROJECT RETAILERS



THE UNIT

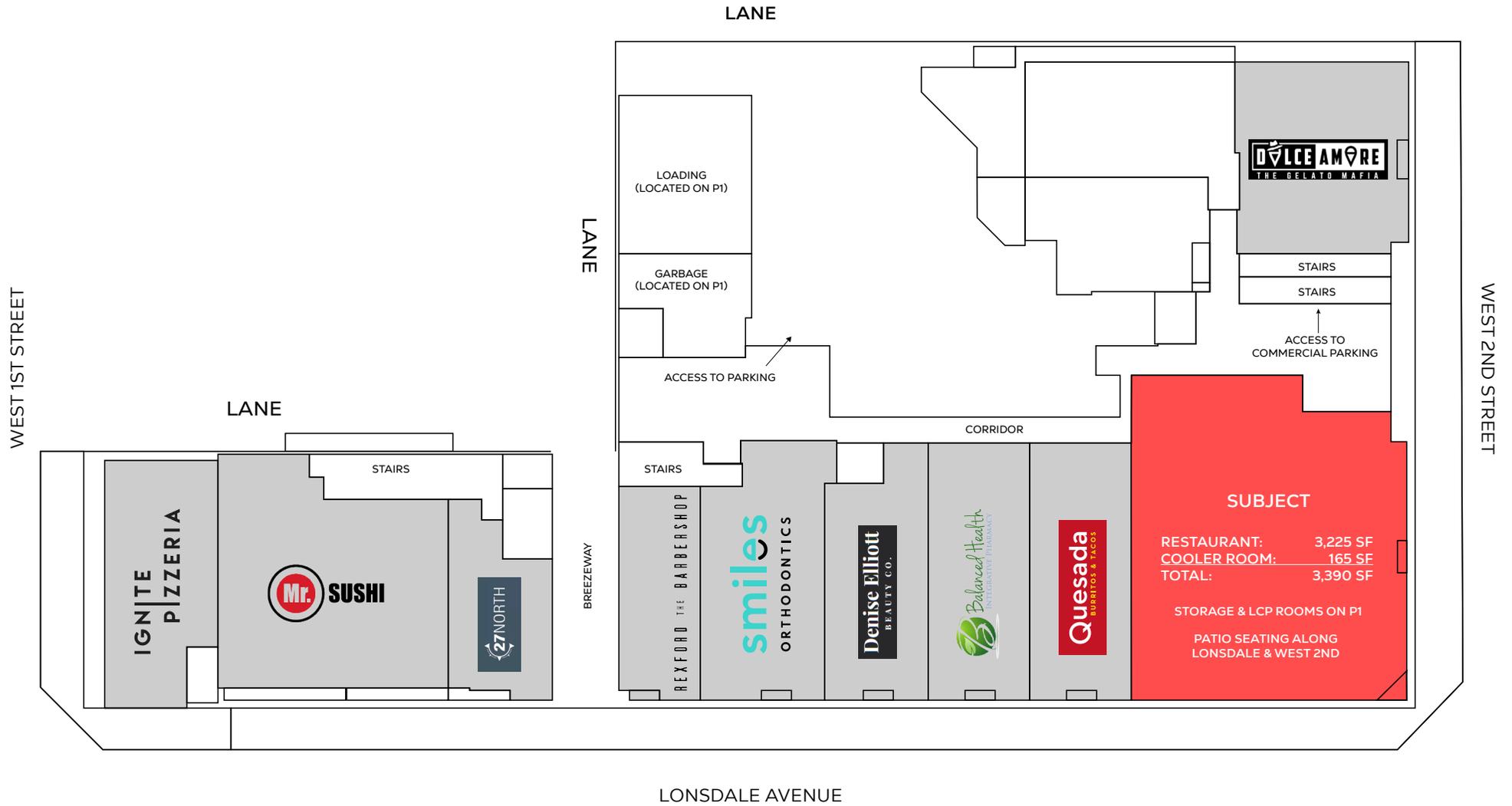
The subject strata lot occupies a high profile corner space currently fixtured as a full service restaurant and bar.

Area of Unit	Restaurant:	3,225 SF
	Cooler Room:	165 SF
	Total	3,390 SF
LCP Rooms on P1	Lobby:	56 SF
	Elevator:	64 SF
	Service Room:	83 SF
	Storage:	79 SF
	Total:	282 SF
Patio	Two patio seating areas (LCP on inside of the Property line approximately 18" from building, remainder is licensed from City)	
Strata Fees (\$/mo)	\$3,458.42	
Assigned Parking Stalls	Tenant rents one stall from Impark	
Assessed Land Value (2026)	Land:	\$3,991,000
	Buildings:	\$1,030,000
	Total:	\$5,021,000
Property Tax (2025)	\$54,800.29	
Price	Please Contact Listing Agent	

TENANCY AND INCOME

Tenant	Browns Socialhouse
Tenant Lease Expiry	August 31, 2026
Annual NOI	Please Contact Listing Agent

SITE PLAN



LOCATION

City of North Vancouver

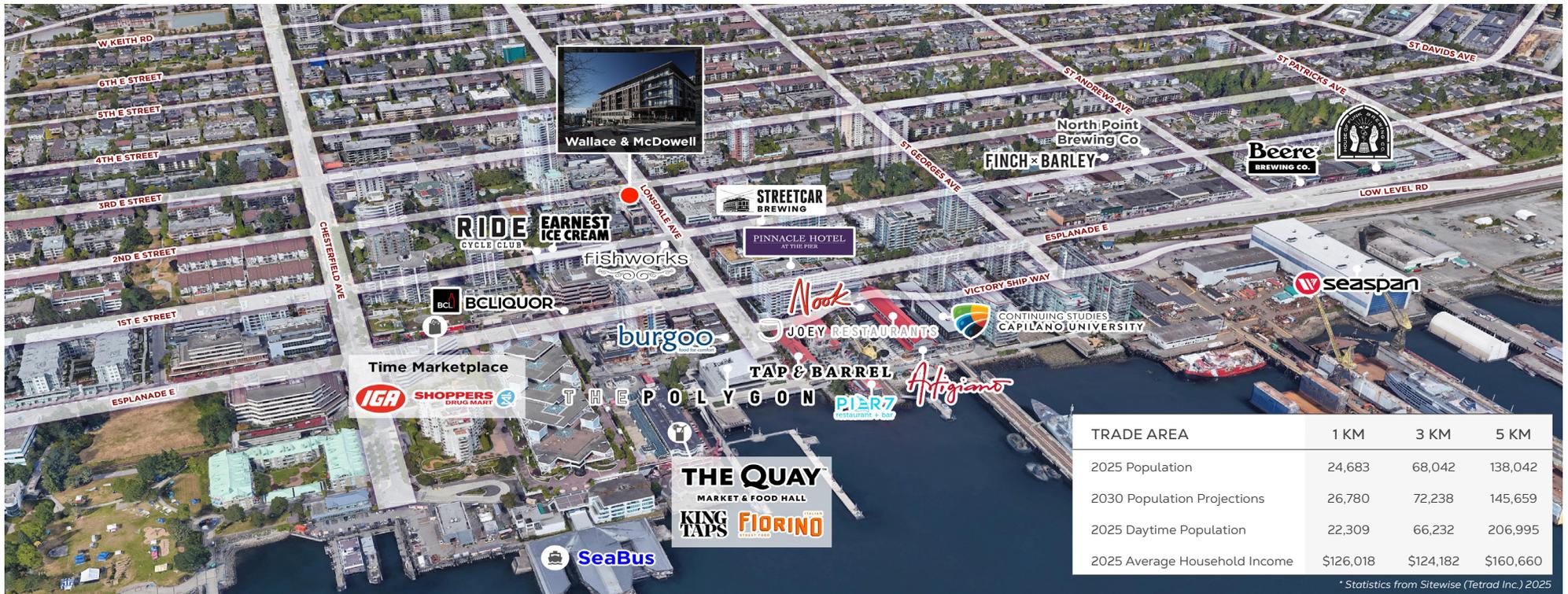
Located across Burrard Inlet from downtown Vancouver, the City of North Vancouver combines exceptional livability with strong urban connectivity and economic fundamentals. Surrounded by mountains and ocean and anchored by the walkable Lonsdale Quay waterfront, the city attracts residents, businesses, and long-term investment. With a diverse population of approximately 60,000, North Vancouver offers sustained demand and a high-quality demographic profile.

Lower Lonsdale

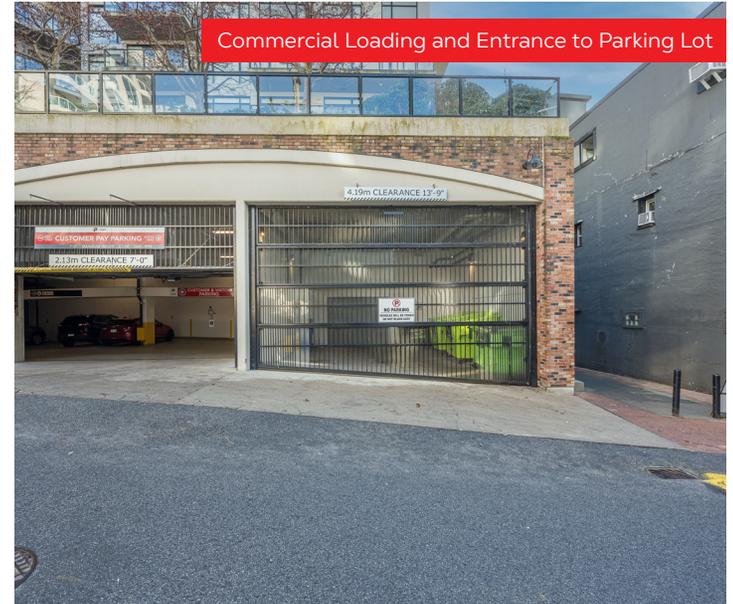
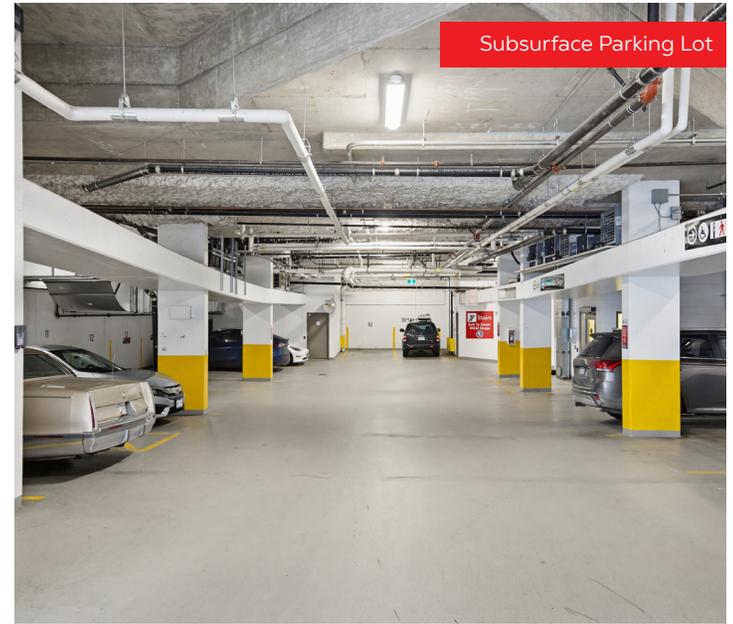
Lower Lonsdale is one of Metro Vancouver's strongest restaurant and retail nodes, driven by dense residential growth, office users, and direct SeaBus access to downtown Vancouver. Strong day-to-night foot traffic, a vibrant dining scene, and limited supply of prime retail space support consistent tenant demand and long-term performance.

Wallace & McDowell

Prominently located at the corner of Lonsdale Avenue and West 2nd Street, Wallace & McDowell sits at the core of Lower Lonsdale's primary commercial corridor. High visibility, heavy pedestrian traffic, and surrounding residential and office density make the property ideal for restaurant and experiential retail tenants, offering durable income and long-term value.



PHOTOS



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