



Presented by:  
**Luis Ayala PREC\***

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**Active**  
**R2500630**

Board: V  
Other

**442-444 E 2ND STREET**

North Vancouver  
Lower Lonsdale  
V7L 1C8

Multifamily  
**\$3,258,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>120.00</b>	Original Price: <b>\$3,258,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>17</b>	Frontage (metres): <b>36.58</b>
Depth / Size (ft.): <b>50</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Beds in Bsmt:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RG-3</b>
Rear Yard Exp:	Bathrooms:	<b>6</b>	Gross Taxes: <b>\$7,601.28</b>
Council Apprv?:	Full Baths:	<b>5</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>1</b>	Tax Inc. Utilities?:
	P.I.D.: <b>800-138-823</b>		Tour:
View:	<b>Yes: Panoramic Ocean &amp; City</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>		

Style of Home: <b>2 Storey, 2 Storey w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane, Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Glass, Wood</b>	Dist. to Public Transit: <b>1/2 Block</b>		Dist. to School Bus: <b>Close</b>
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Property Disc.: <b>Yes</b>		
Renovations: <b>Completely</b>	Fixtures Leased: <b>No</b>		
# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>:</b>		
Fireplace Fuel: <b>Gas - Natural</b>	Floor Finish: <b>Hardwood</b>		
Water Supply: <b>City/Municipal</b>	Sprinklers?: <b>Partial</b>		Smoke Detectors?: <b>Y</b>
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Bylaw Infractions?: <b>N</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **PROPERTY PID'S:007-007-736 & 007-007-698 BLOCK 144, PLAN VAP878, DISTRICT LOT 274, GROUP 1, NEW WESTMINSTER LAND DISTRICT, W 33' OF LOT 16 EP'S LMP28827, LMP28828 & LMP28855. LOT 16, BLOCK 144, PLAN VAP878, DISTRICT LOT 274, GROUP 1, Garden, Storage**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 14'7	Bsmt	Kitchen	12'4 x 9'10			x
Main	Dining Room	10'5 x 10'1	Bsmt	Bedroom	9'11 x 9'3			x
Main	Kitchen	10'11 x 10'5	Above	Living Room	15'6 x 11'3			x
Main	Eating Area	9'0 x 5'5	Above	Dining Room	10'5 x 8'3			x
Above	Master Bedroom	12'0 x 10'6	Above	Kitchen	11'3 x 7'4			x
Above	Bedroom	11'1 x 10'7	Below	Master Bedroom	15'8 x 11'2			x
Above	Bedroom	11' x 10'3	Below	Bedroom	11'2 x 10'2			x
Above	Master Bedroom	17'6 x 16'10			x			x
Above	Walk-In Closet	11'1 x 7'1			x			x
Bsmt	Living Room	19'2 x 14'7			x			x

Finished Floor (Main): <b>1,354</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,063</b>	1 Bed Units:		1	Main	2	No	Barn:
Finished Floor (Below): <b>539</b>	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>785</b>	3 Bed Units:	Less Op. Exp:	3	Above	3	Yes	Pool:
Finished Floor (Total): <b>3,741 sq. ft.</b>	Other Units:	Net Op. Income:	4	Bsmt	4	No	Garage Sz:
	Suite:		5	Above	3	No	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Crawl/Bsmt. Height:		6	Below	4	Yes	
Grand Total: <b>3,741 sq. ft.</b>	Basement: <b>Crawl, Fully Finished</b>		7				
			8				

Listing Broker(s): **Engel & Volkers Vancouver**

**Oakwyn Realty Ltd.**

**Side by side Lower Lonsdale East 2nd St lots offered for sale. 442 East 2nd is a stunning Heritage Home built over 100 yrs ago in 1919 w/contemporary updates, perfectly combining the old world w/modern living. The main area is comprised of 4 bdms & 3.5 bthrms w/panoramic views of the Ocean & Downtown Vancouver. A tastefully updated 1 bdrm suite graces the bottom floor opening up onto the garden area. 444 East 2nd was completely updated in 2015 & consists of 2 bdms & 2 bthrms w/unobstructed views from the main living area. Both lots together offer 3 separate living areas in the heart of Lower Lonsdale with future redevelopment potential. Check with CNV so see how you can maximize the FSR of these two incredible lots. Loads of future potential in the ever changing landscape in the LoLo.**



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**Active**  
**R2487823**

Board: V  
Duplex

**432-434 W KEITH ROAD**

North Vancouver  
Central Lonsdale  
V7M 1M3

Multifamily  
**\$2,198,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$2,198,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>23</b>	Frontage (metres): <b>15.24</b>
Depth / Size (ft.): <b>140</b>	Bedrooms:	<b>11</b>	Approx. Year Built: <b>1977</b>
Lot Area (sq.ft.): <b>6,991.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>43</b>
Flood Plain:	Beds not in Bsmt:	<b>11</b>	Zoning: <b>RT-1</b>
Rear Yard Exp:	Bathrooms:	<b>6</b>	Gross Taxes: <b>\$6,660.15</b>
Council Apprv?:	Full Baths:	<b>6</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>007-323-379</b>		Tour: <b>Virtual Tour URL</b>

View: **Yes: city ocean water downtown**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **4**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered

Total Parking: **4** Covered Parking: **Open** Parking Access:  
Parking:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **g**

Legal: **LOT G, BLOCK 65, PLAN VAP17071, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT \*\*DOUBLE EXPOSURE - ALSO LISTED ON AS C8033736\*\***

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Kitchen</b>	<b>8'8 x 8'5</b>	<b>Main</b>	<b>Dining Room</b>	<b>9'6 x 8'2</b>	<b>Below</b>	<b>Dining Room</b>	<b>8'7 x 8'</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>11'2 x 10'8</b>	<b>Main</b>	<b>Living Room</b>	<b>23'8 x 8'7</b>	<b>Below</b>	<b>Living Room</b>	<b>11'10 x 9'6</b>
<b>Above</b>	<b>Bedroom</b>	<b>12'2 x 8'3</b>	<b>Below</b>	<b>Master Bedroom</b>	<b>14'3 x 11'1</b>	<b>Below</b>	<b>Foyer</b>	<b>9'6 x 7'5</b>
<b>Above</b>	<b>Bedroom</b>	<b>9'11 x 8'3</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'10 x 8'</b>			<b>x</b>
<b>Above</b>	<b>Dining Room</b>	<b>9'6 x 8'5</b>	<b>Below</b>	<b>Dining Room</b>	<b>8'9 x 8'</b>			<b>x</b>
<b>Above</b>	<b>Living Room</b>	<b>23'8 x 8'5</b>	<b>Below</b>	<b>Living Room</b>	<b>11'1 x 9'6</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>11'2 x 10'9</b>	<b>Below</b>	<b>Foyer</b>	<b>9'6 x 7'5</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>11'2 x 10'9</b>	<b>Below</b>	<b>Kitchen</b>	<b>8' x 7'5</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>14'5 x 8'2</b>	<b>Below</b>	<b>Master Bedroom</b>	<b>14'2 x 10'8</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'7 x 8'2</b>	<b>Below</b>	<b>Bedroom</b>	<b>15'2 x 8'2</b>			<b>x</b>

Finished Floor (Main):	2,110	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,110	1 Bed Units:		1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	0	2 Bed Units: <b>2</b>	Income/annum: <b>\$102,479.00</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units: <b>2</b>	Less Op. Exp: <b>\$16,880.00</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,220 sq. ft.</b>	Other Units:	Net Op. Income: <b>\$85,599.00</b>	4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Suite:		5	<b>Below</b>	<b>5</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	<b>Below</b>	<b>4</b>	<b>No</b>	
Grand Total:	<b>4,220 sq. ft.</b>	Basement: <b>None</b>		7				
				8				

Listing Broker(s): **Royal LePage Sussex**

**Essentially a "Fourplex" with 3.9 Cap Rate!! Calling all investors! Spectacular view of downtown & Lions Gate Bridge from the top floor! This terrific income producing property brings in over \$100,000 a year in gross revenue. Great tenants. Potential redevelopment site! Features a HUGE 50 x 140 lot with lane access. Walk score of 75! Close to Lonsdale shops, cafes, restaurants, parks. Queen Mary and Carson Graham catchment (IB school) Great transit route for busing or a short walk to the sea bus. On-street bicycle route just outside! Half renovated, newer roof on whole building with newer hot water tanks. Two 2 bedroom 1 bathroom self contained suites downstairs & two 3 bedroom 2 bathroom self contained suites upstairs. All rezoning inquiries should be made to the City of North Vancouver.**



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**Active**  
**R2418646**

Board: V  
Duplex

**467 E 2ND STREET**

North Vancouver  
Lower Lonsdale  
V7L 1C9

Multifamily  
**\$2,299,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$2,299,000</b>
Meas. Type:	# of Rooms:	<b>14</b>	Frontage (metres):
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1958</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>62</b>
Flood Plain:	Beds not in Bsmt:	<b>5</b>	Zoning: <b>RG-3</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$7,313.35</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?:
	P.I.D.: <b>003-161-129</b>		Tour:

View: **Yes: City / Water**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type:

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Carpport; Multiple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **1**

Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 14, BLOCK 152, PLAN VAP878, DISTRICT LOT 274, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 13'	Below	Foyer	7' x 4'			x
Main	Dining Room	11' x 8'	Below	Bedroom	11' x 9'			x
Main	Kitchen	11' x 8'	Below	Bedroom	11' x 9'			x
Below	Foyer	7' x 4'	Below	Laundry	8'6 x 8'6			x
Below	Bedroom	11' x 9'			x			x
Below	Bedroom	11' x 9'			x			x
Below	Bedroom	10' x 9'			x			x
Main	Living Room	18'6 x 13'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Kitchen	11' x 8'			x			x

Finished Floor (Main):	<b>1,200</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Below</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,200</b>	2 Bed Units:	Income/annum:	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>2,400 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>2,400 sq. ft.</b>	Basement: <b>Full</b>		7				
				8				

Listing Broker(s): **Royal LePage Sussex**

**Full Duplex 467-469 E 2nd St. Whether you are an Investor, Builder or simply looking for a home yourself the potential for this property is HUGE. In the past couple of years this neighborhood has seen density increases that have elevated property values to unprecedented levels. The Floor Space Ratio (FSR) of this property - and all properties on the 400 block of E 2nd street went from 0.5 to 1.0. The City & Water views from this property - and the entire block - are fantastic and truly are seen from some of the last blocks of land that have not yet been redeveloped. Each 1/2 duplex also offers great income potential, with 467 having an extra 3rd bedroom. The sky is the limit here folks! Showing by appointment only.**