

# \$650,000 - 2 11680 Lloyd Avenue, North Vancouver

MLS® #C8070871

**\$650,000**

0 Bedroom, 0.00 Bathroom, 929 sqft  
Office

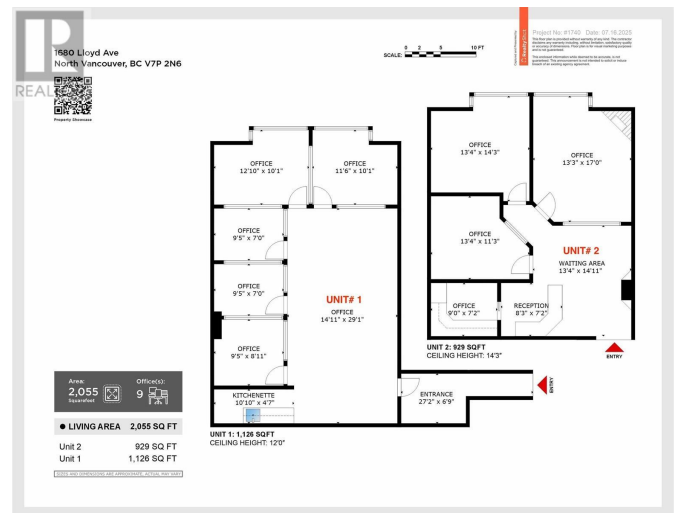
N/A, North Vancouver, British Columbia

Opportunity to purchase two adjacent commercial strata units totalling 2,055 SQFT. in the North Shore business corridor. Unit 1 (1,126 SQFT) offers five offices, kitchenette and upgrades. Unit 2 (929 SQFT) has four offices and reception desk. Each air-conditioned units provide 2 secured parking stalls (for a total of 4) and south-facing ground-floor exposure. The combined layout features reception, eight offices, open workspace and kitchenette. Separate men's and women's washrooms are in the common area, and the suite has wheelchair access and an alarm. Steps from Capilano Mall on Marine Drive, the location is close to amenities. Marine Drive is a key commercial corridor , and Capilano Mall, a 400,000 SQFT regional centre, is nearby. Quick access to Capilano Road, Lions Gate Bridge and Highway 1 links to downtown Vancouver, making this space ideal for professionals seeking visibility and access. Dedicated Secured Parking Stalls: UNIT I:#2 & #3. Unit II: #10 & #11. Plan: <https://tinyurl.com/4sj6v352> (id:6289)

Built in 1996

## Essential Information

Listing #	C8070871
Price	\$650,000
Bathrooms	0.00
Square Footage	929



Year Built	1996
Type	Office

### Community Information

Address	2 11680 Lloyd Avenue
Subdivision	N/A
City	North Vancouver
Province	British Columbia
Postal Code	V7P2N6

### Amenities

Amenities	Street Lighting
Utilities	Cable, Electricity, Water, Natural Gas, Telephone
Features	Passenger elevator

### Listing Details

Listing Office	Nu Stream Realty Inc.
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