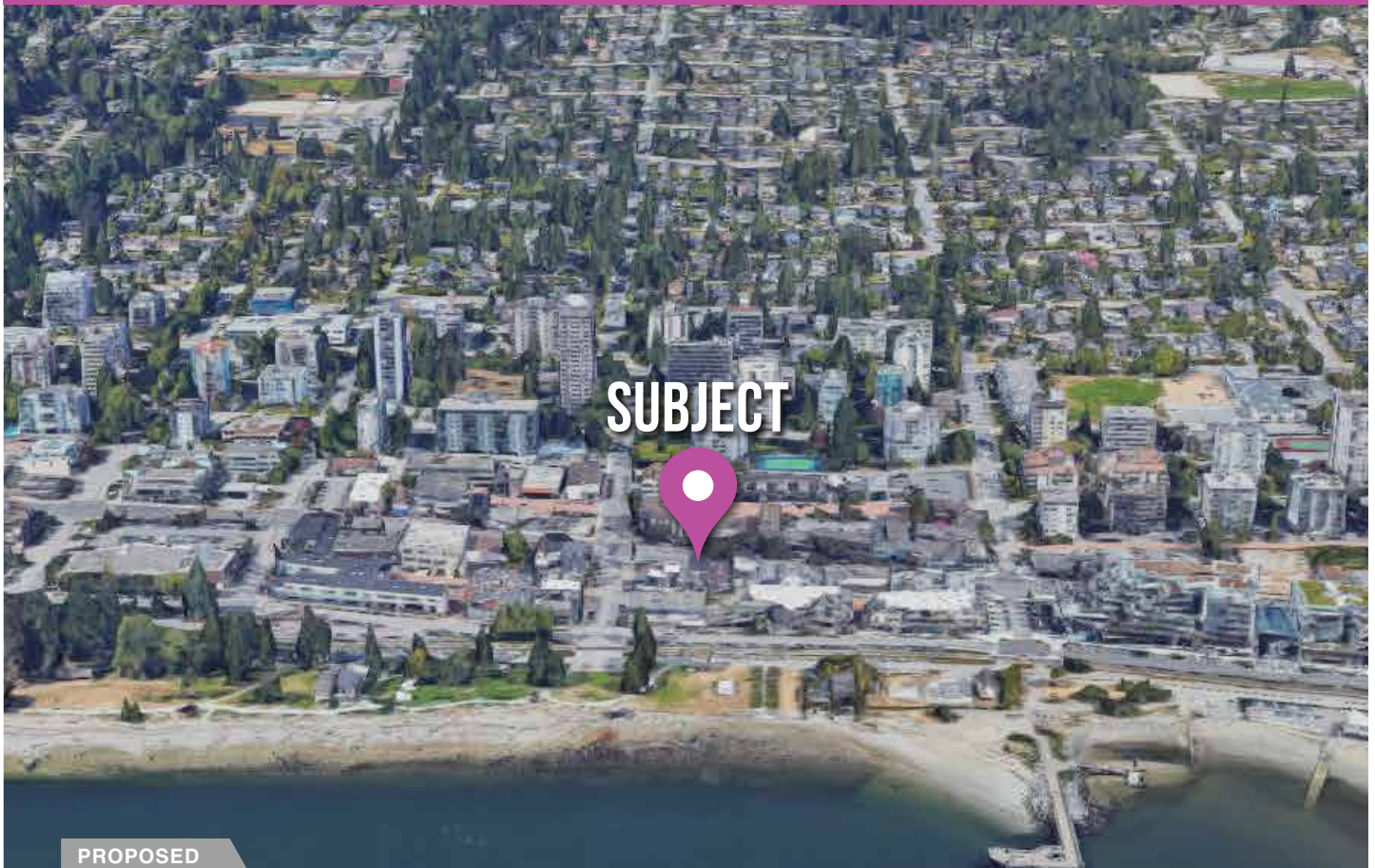


FOR SALE

RETAIL | FOR SALE

1485 CLYDE AVENUE, WEST VANCOUVER, BC

“ Located in the heart of **Ambleside Village** 1400 block of Clyde in **West Vancouver**. Neighbouring tenant's include Earls, OEB, Thierry, Ancora, BC Liquor Store, Anytime Fitness, West Vancouver Pet Hospital, as well as several other notable retailers and banks. This area is quickly transitioning and is located 1-minute from Park Royal Shopping Centre many Grocers, Ambleside Beach, the soccer fields and public tennis courts. ”



PROPOSED

Legal Address	1485 Clyde Avenue, West Vancouver, BC V7T 1E9	PID	012-865-214
Site Size - Lease	3,046 SQ. FT. (Available building area for lease)	Zone Name	AC1
Lot Size	4,026 SQ. FT.	Building Size	3936 SQ.FT.
		Zone Description	Ambleside Centre Zone 1

Derek Pink

PERSONAL REAL ESTATE CORPORATION

604.351.7465

derek@derepink.com | www.derepink.com

RE/MAX
COMMERCIAL

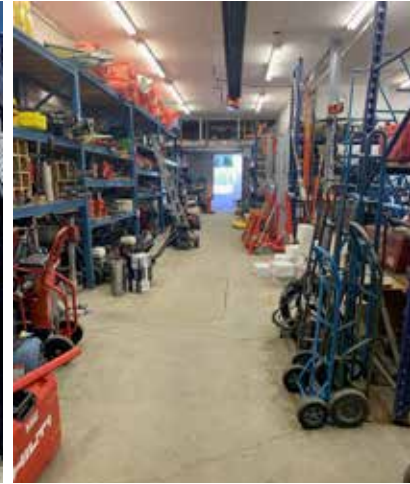
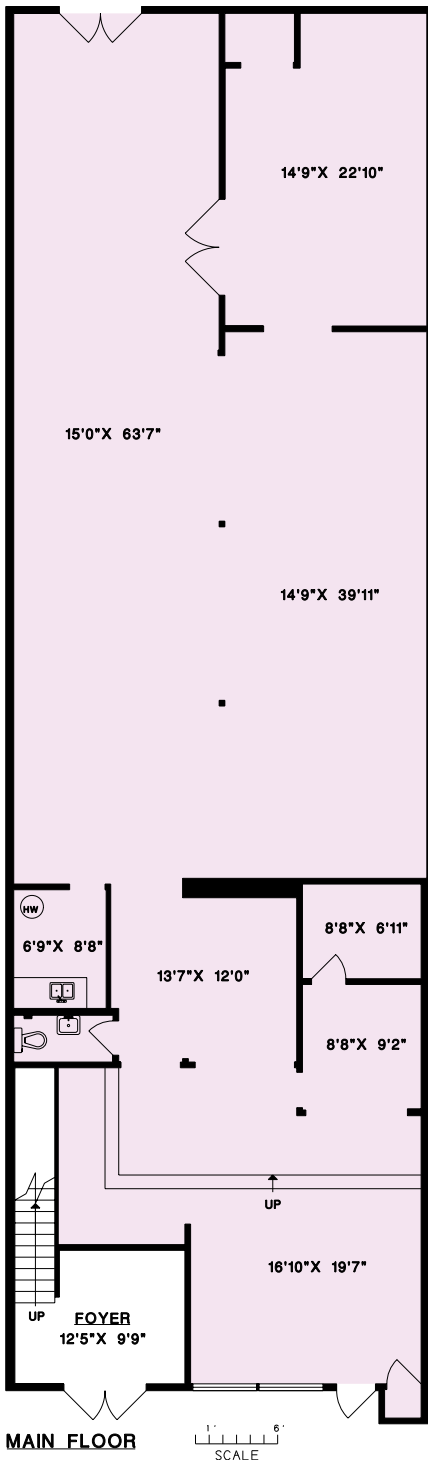
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West Vancouver, BC V7T 1C3

AMBLESIDE

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1485 CLYDE AVENUE, WEST VANCOUVER, BC



FLOOR PLAN

AVAILABLE BUILDING AREA
FOR LEASE (3,046 SQ.FT.)

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West Vancouver, BC V7T 1C3

AMBLESIDE

RETAIL | FOR SALE
1485 GLYDE AVENUE, WEST VANCOUVER, BC

NEARBY PLACES



100

RESTAURANTS



43

CAFES



305

RETAILS



23

GROCERIES



10

SCHOOLS

DRIVE TIMES

20 MIN

TO DOWNTOWN VANCOUVER

8 MIN

TO DOWNTOWN NORTH VANCOUVER

17 MIN

TO HORSESHOE BAY

MARKET FACTORS

(0-3 KM RADIUS)

37,601

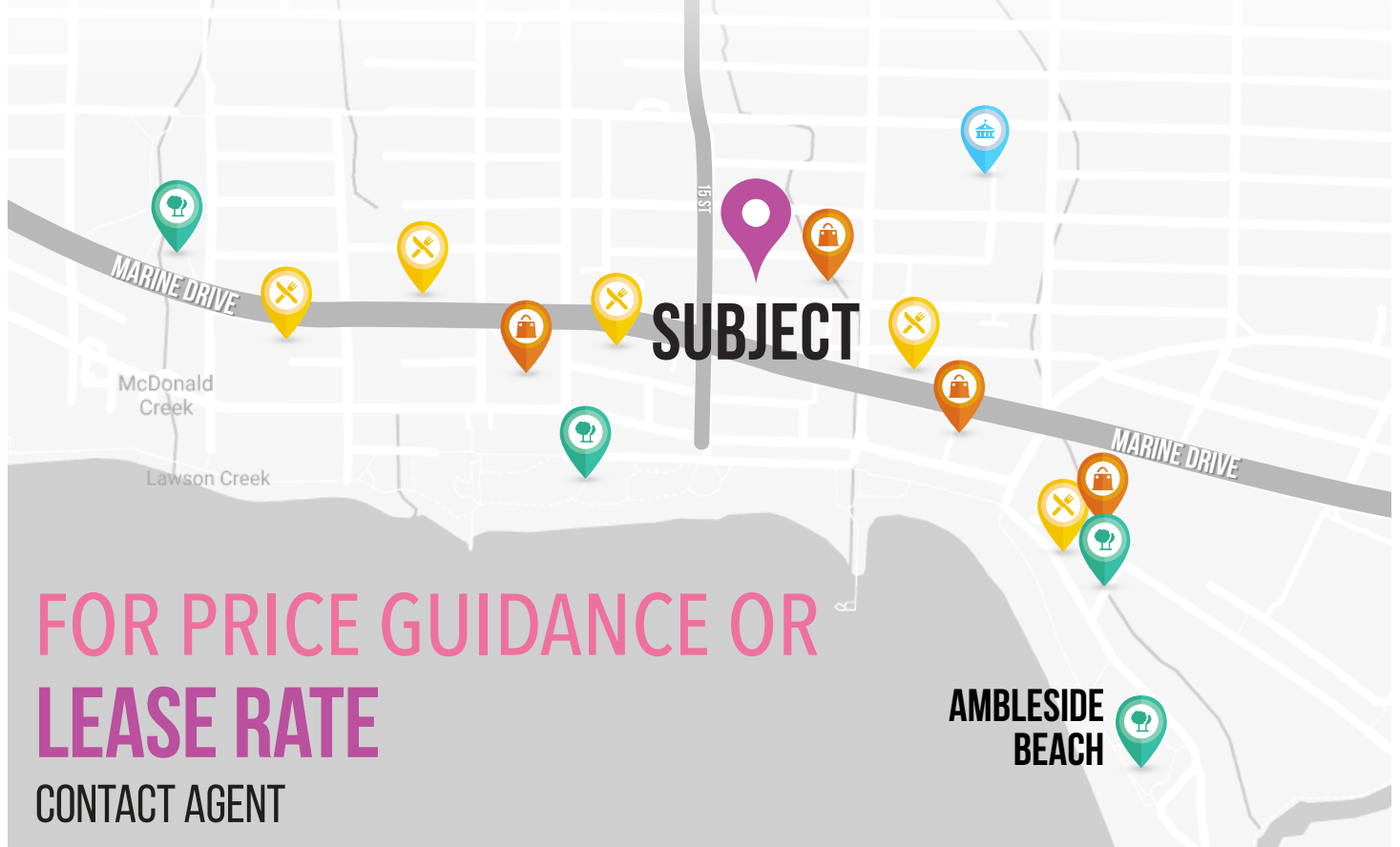
EST. TOTAL POPULATION

\$172,738

AVG. HOUSEHOLD INCOME

50.9

MEDIAN AGE



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