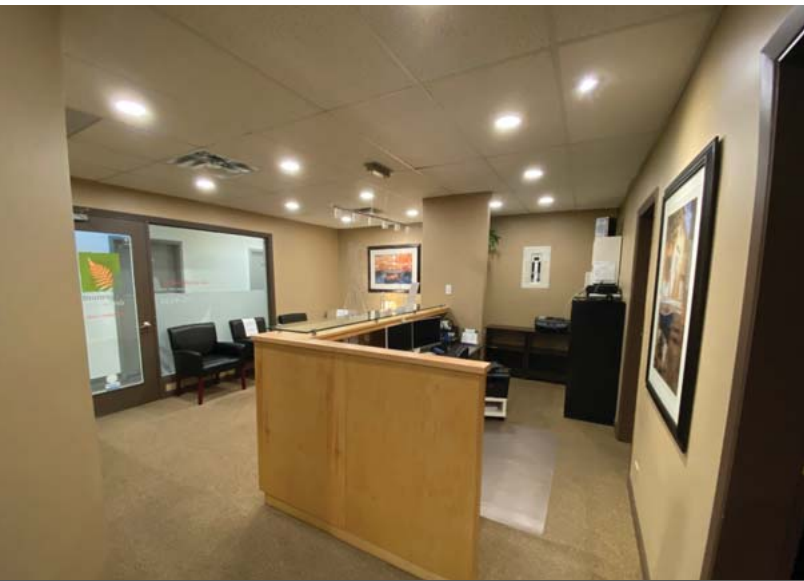




FOR LEASE  
**3040 EDMONTON BOULEVARD**  
NORTH VANCOUVER, BC



**Brandon Buziol**  
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**Brad Newman-Bennett**  
Personal Real Estate Corporation  
Vice President  
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### LOCATION

Centrally located in the heart of Edgemont Village, one of the most coveted neighborhoods in North Vancouver. Fantastic local and national tenants that includes Thrifty Foods, Pharmasave, TD Canada Trust, RBC Royal Bank, Starbucks, Windsor Meats, Bufala Edgemont and Nicli Antica Pizzeria. Also, the subject property is located in close proximity to Lions Gate Bridge and Highway 1 which makes it easily accessible from all points on the North Shore.

### KEY HIGHLIGHTS

- Situated in the heart of Edgemont Village
- Vibrant area with great surrounding tenants
- Beautiful new façade and building
- Pre-existing dental and medical infrastructure in building

### AVAILABLE AREA

Unit 2 1,513 sf

### ZONING

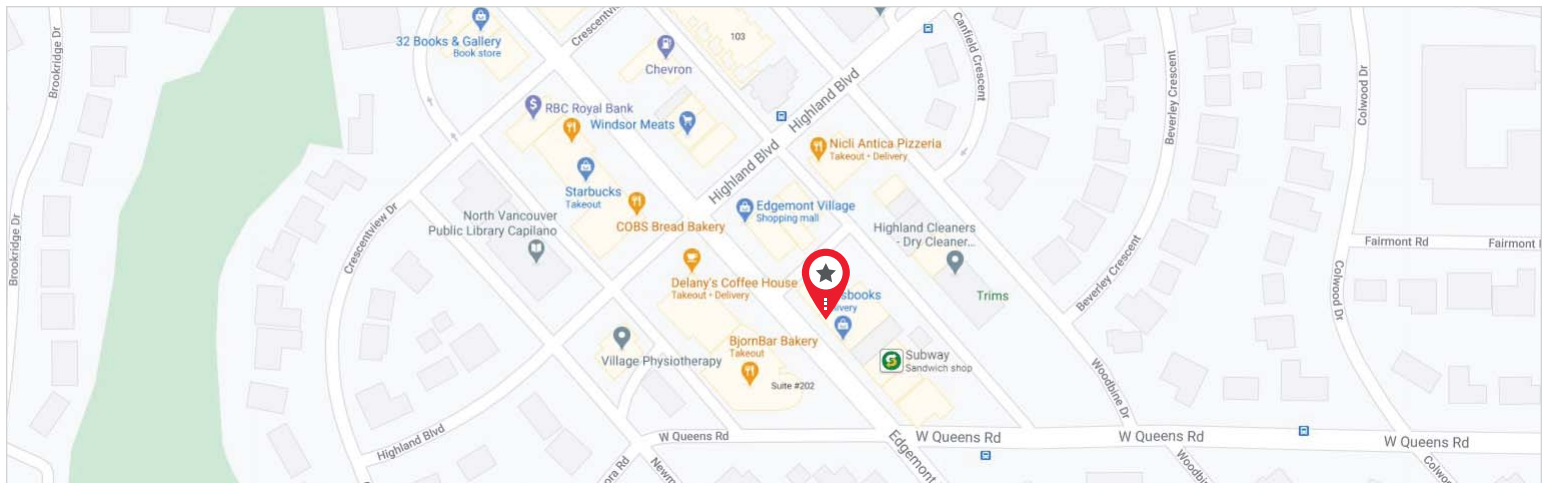
General Commercial Zone 1L (C1L)

### BASIC RENT

\$32.00 psf

### ADDITIONAL RENT

\$30.00 psf (2022)



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