



**310 120 EAST 4TH STREET**

**NORTH VANCOUVER**



# 1 BDRM IN THE HEART OF LOWER LONSDALE

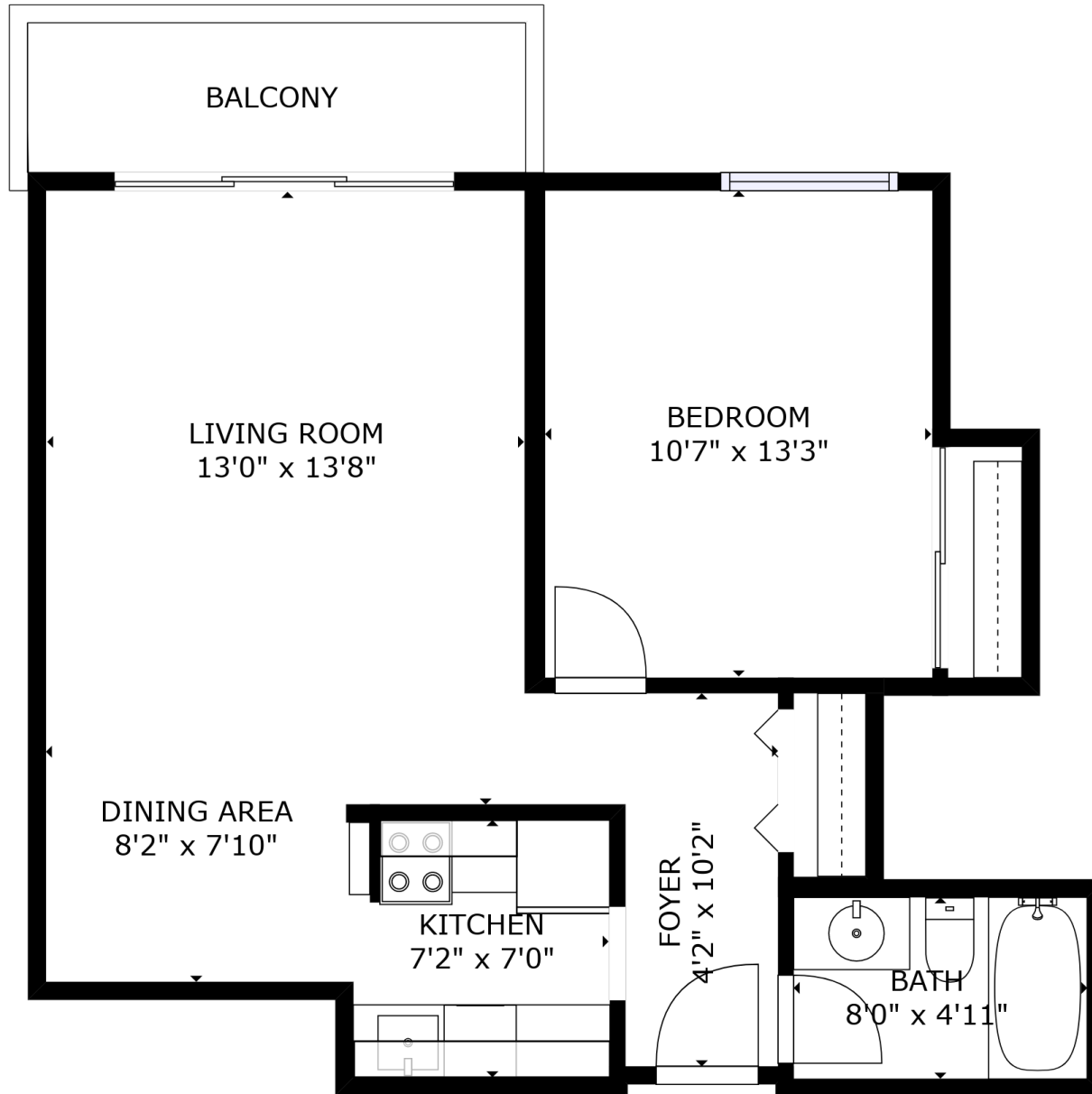
1 Bed | 1 Bath | 664 Sq/Ft

■ Great opportunity for an entry level 1 bedroom in the heart of Lower Lonsdale. The home is in original condition and is perfect for someone to update and enjoy, or buy and hold for investment (rentals allowed). Featuring 664 sq/ft with practical, traditional plan offering a galley kitchen, large open plan living/dining room, and sliders to a southwest facing balcony. The balcony is an ample size for a bistro table and chairs, and features a corridor view to downtown Vancouver. Completing the home is a generous sized bedroom, large hall closet, and 4-piece bathroom. Includes 1 secure parking, storage locker, and shared laundry. Pets allowed (1 dog or cat) and rentals permitted (minimum 3 months). Set in an awesome central location (with a walk score of 90) steps to all amenities including Lonsdale shops and restaurants, the Shipyards, Lonsdale Quay Market, the Brewery District, Waterfront Park, the Spirit Trail, and transit.









FLOOR AREA: 664 SQ/FT  
BALCONY: 56 SQ/FT

Interior square footage from strata plan. Layout and measurements by Matterport.  
Square footage, room measurements, & dimensions are approximate and not guaranteed.  
Information should not be relied upon without independent verification.  
This communication is not intended to cause or induce breach of an existing agency agreement.

For more information  
Call **604 983 2518** or visit  
[RealEstateNorthShore.com](http://RealEstateNorthShore.com)