

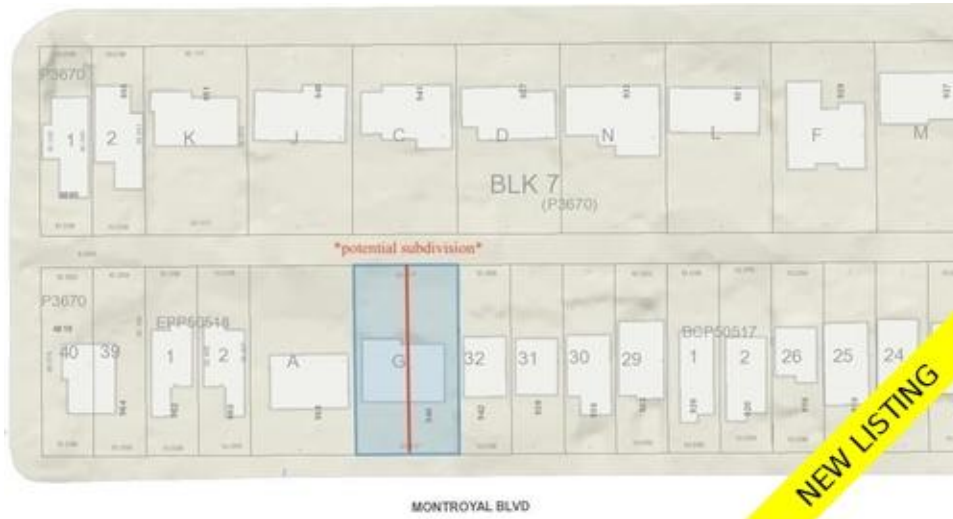
**Behroyan & Associates Real Estate
Services Ltd.**

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**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

946 MONTROYAL BOULEVARD, North Vancouver, BC, V7R 2H1, Canada

MLS®# R2876664



Property Value	\$2,498,000
Type	Land Only
Taxes	\$7,029.73
Lot Frontage	66 ft
Lot Depth	120 ft
Lot Size Area	7,920 sq.ft.

Description

Potential Land Assembly or Subdivision! Nestled in the desirable Canyon Heights community of North Vancouver, this 7,920sqft lot offers immense potential as a prime investment opportunity. Boasting with the potential ability to be subdivided into 2 homes, this lot provides endless possibilities for the savvy investor. Enjoy the best shopping, dining, and schools in the area just minutes away. Don't miss out on the chance to own a piece of this highly sought-after neighbourhood.

