

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

**Phone:**  
**Mobile:** 604-716-0005  
**Fax:** 604-281-3343  
**Email:** naz@behroyan.ca

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

**2237 CHESTERFIELD AVENUE, North Vancouver, BC, V7M 2P7, Ca**

**MLS®# R2837016**



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Property Value	\$2,840,000
Type	House/Single Family
Style	2 Storey
Basement	Full
Year Built	1964
Taxes	5920.87
Living Area	2,404 sq.ft.
Lot Depth	120 ft
Lot Size Area	9,120 sq.ft.
Bedrooms	4
Bathrooms	2 full

### Description

ATTENTION DEVELOPERS AND INVESTORS!! DUPLEX LOT's . Huge 74 ft x 120 ft double lot with 2 PID's (013-073-362 & 013-073-397) and zoned RT1. This is a prime development opportunity in the heart of Central Lonsdale with lane in back. Build now or rent and develop later. The house is solid with a high efficiency furnace. 3 bedrooms on the main with another 1 bedroom down which could easily be a rental suite.





