

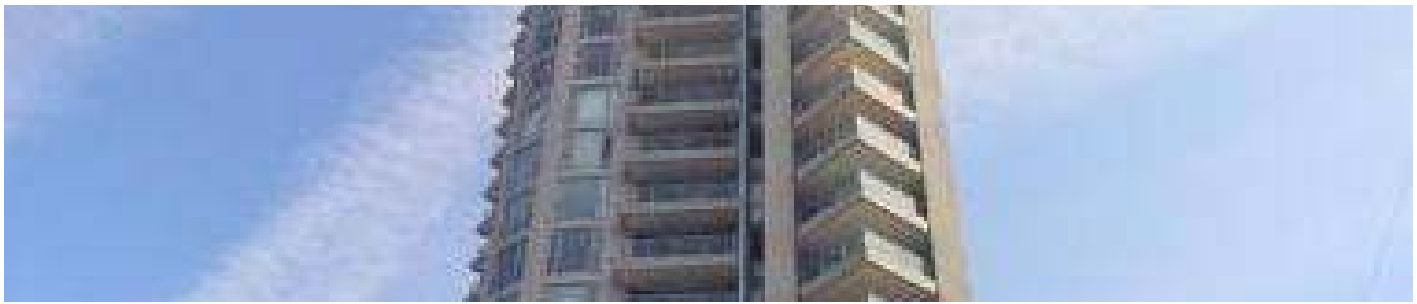
BUILDING BROCHURE

OBSERVATORY - 120 2ND BUILDING

120 WEST 2nd St. · North Vancouver, BC V7M 1C3 · Lower Lonsdale







2 FOR SALE
FROM \$1,049,000

3 SOLD · 12 MO
\$1,285,000–\$1,420,000



Unit Mix

2 Bedroom

20 units
1,071 – 1,199 sf
from \$995,000

3 Bedroom

1 unit
2,321 – 2,321 sf
from \$3,750,000

For Sale in Observatory - 120 2nd Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,399,000	2 / 2	1176 sf	\$1,190	1702 120 W 2ND STREET
\$1,049,000	2 / 2	1071 sf	\$979	1201 120 W 2ND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,420,000	2 / 2ba	1071 sf	\$1,326	2026-07-21
\$1,285,000	2 / 2ba	1140 sf	\$1,127	2026-04-24
\$1,289,000	2 / 2ba	1140 sf	\$1,131	2026-02-03
\$1,250,000	2 / 2ba	1085 sf	\$1,152	2025-01-29

Value & Financing

Price Positioning

\$1085 /sq ft

Active listings here average **\$1085/sf** vs **\$1005/sf** across Lower Lonsdale.

Mortgage Snapshot

\$5,024 /mo

Entry price (from) **\$1,049,000**
20% down payment **\$209,800**

8% above area average

Rate / amortization

5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative;
confirm with your mortgage advisor.

YEAR BUILT 1990	LEVELS 29	SUITES 73	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2771	MANAGEMENT C&c Property Group Ltd.

Overview

The Observatory - 120 W 2 Street, North Vancouver, V7M 1C3. Strata No: VAS2771, 29 levels, 73 units, built 1990. Located in the Lower Lonsdale area of North Vancouver, near the crossroads of W 2 Street and Lonsdale Avenue. No age restrictions. Pets and rentals allowed with some restrictions. The prestigious Observatory, only 3 units per floor, boasts spectacular views of both the water and the city skyline. Updated building includes new elevators, an intercom system, and a modern lobby. Complete amenities: large outdoor pool with hot tub, gym, garden area, and bike storage. Enjoy having everything on your doorstep with Lower Lonsdale amenities - Lonsdale Quay, groceries, restaurants, SeaBus and theatres.

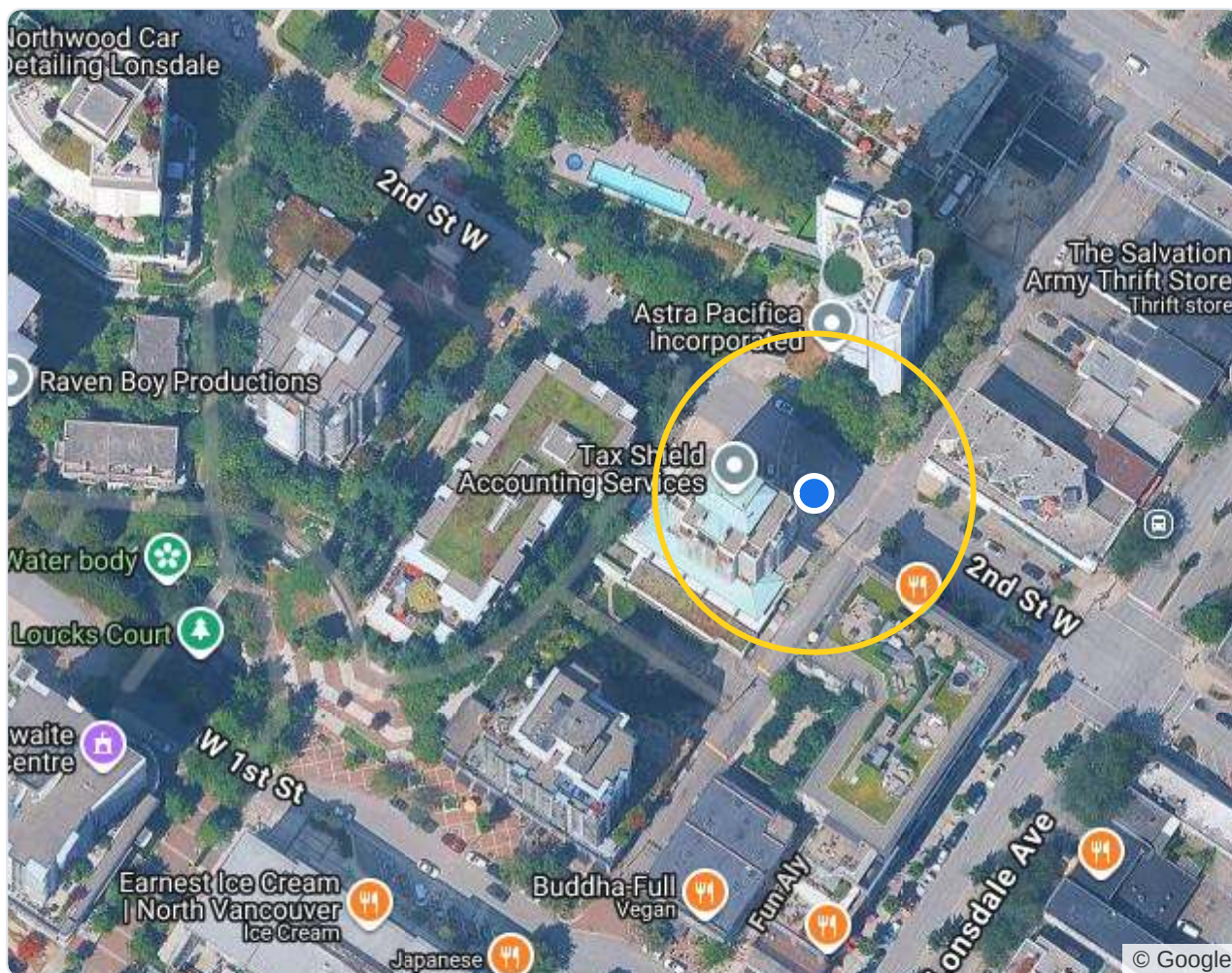
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Elevator
- ✓ Garden
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management

Location



Neighbourhood & Walkability — Lower Lonsdale



Exceptional — most errands on foot

74 dining

11 groceries

42 transit

21 parks

within a 10-minute walk (~800 m)



Beach — 8 min walk



Foxy Farm Market — 90 m



Jack Loucks Court — 130 m

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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