

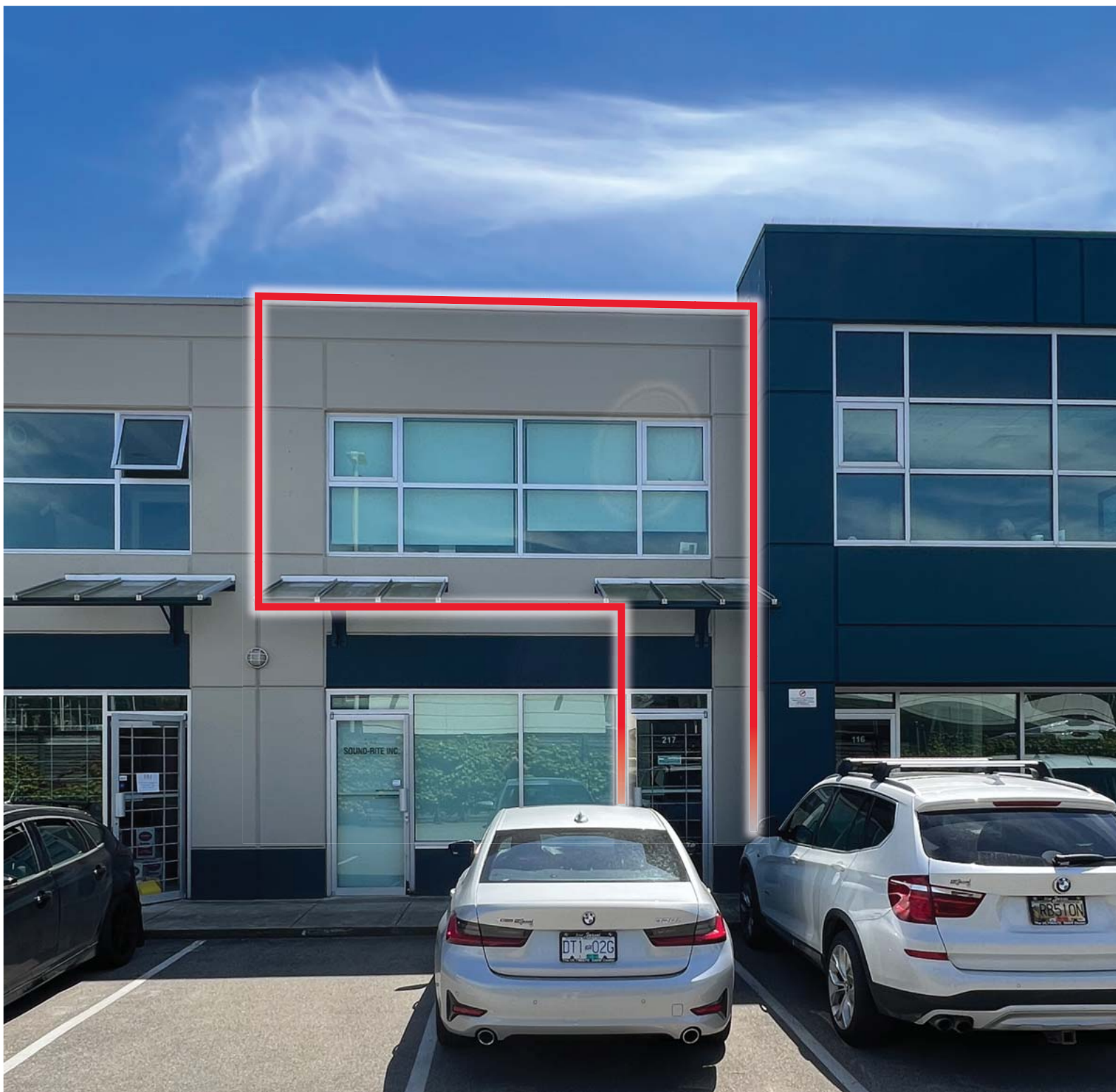


FOR SALE

UNIT 217

998 HARBOURSIDE DRIVE

NORTH VANCOUVER, BC



Cody Buchamer

Senior Associate
Commercial Sales and Leasing
604 608 5999
cody.buchamer@cushwake.com

Brandon Buziol

Senior Associate
Commercial Sales & Leasing
604 640 5883
brandon.buziol@cushwake.com



FOR SALE

UNIT 217

998 HARBOURSIDE DRIVE

NORTH VANCOUVER, BC

LOCATION

The subject property is located at the beginning of Harbourside Drive (near the North Shore Auto Mall) in North Vancouver's only waterfront business park. Situated adjacent to the master planned community by Concert Properties providing nearly 900 new homes and 290,000 square feet of modern amenities and office space right at your door step.

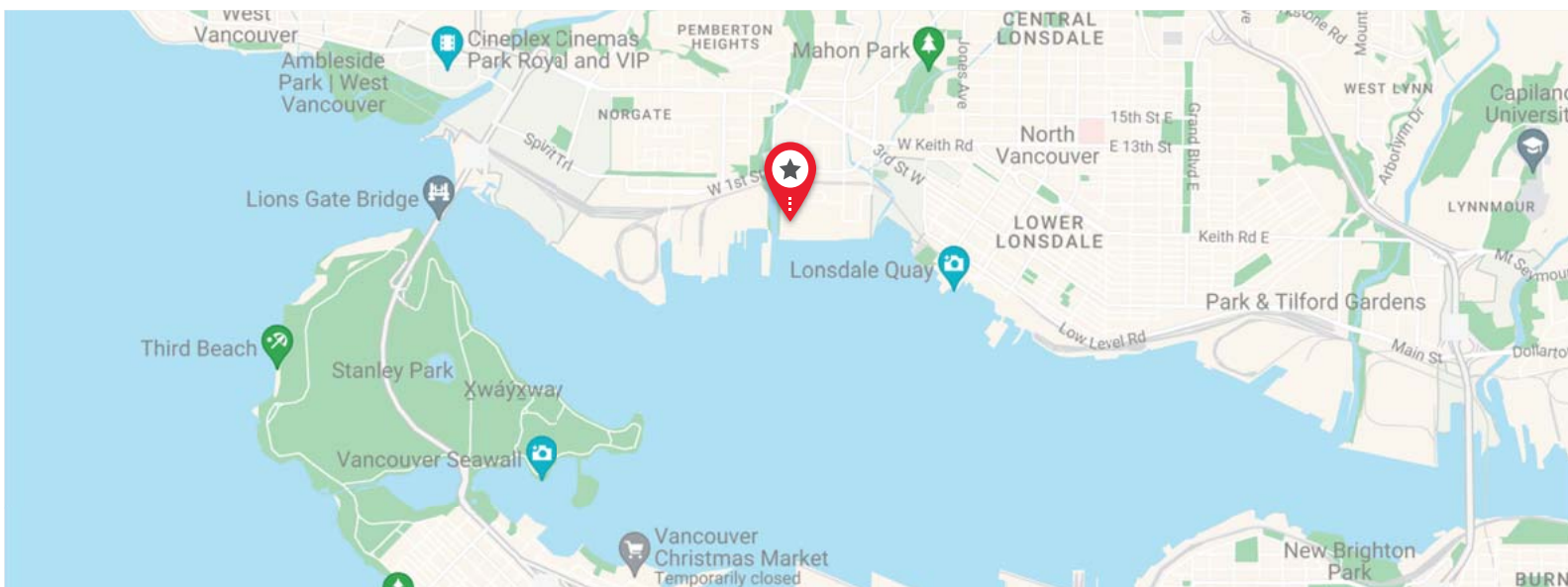
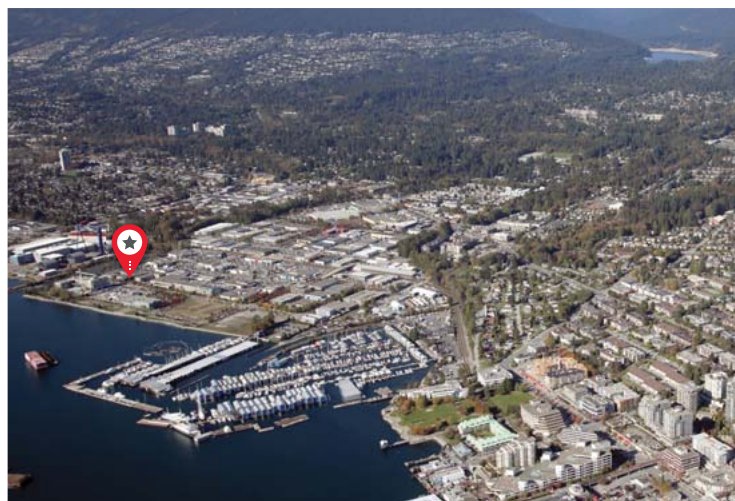
THE BUILDING

The building is situated in a prominent location in North Vancouver that offers beautiful unobstructed views of the North Shore mountains. It is also located near the North Shore Spirit Trail which provides a beautiful pedestrian and bike path that links local communities. The Harbourside Business Park offers attractive landscaping, architecture and has excellent street appeal.

SALIENT DETAILS

Size	1,147 square feet
Zoning	CD-360, providing for a wide range of service commercial and light industrial office uses
Parking	2 exclusive parking stalls
Monthly Strata Fees	\$228.12
Property Taxes (2022)	\$6,605.79
Asking Price	\$946,275.00

- Open plan second floor office
- High-end finished bathroom with shower
- Additional weight bearing floor
- Newly installed hot water tank
- Abundant natural light
- Exceptional views of the North Shore mountains



Cody Buchamer

Senior Associate
Commercial Sales and Leasing
604 608 5999
cody.buchamer@cushwake.com

Brandon Buziol

Senior Associate
Commercial Sales & Leasing
604 640 5883
brandon.buziol@cushwake.com