



CUSHMAN &
WAKEFIELD



FOR SALE
1,236 SF WAREHOUSE & OFFICE STRATA UNIT

#109 - 828
HARBORSIDE DRIVE
NORTH VANCOUVER

#109 - 828 HARBOURSIDE DRIVE
NORTH VANCOUVER



PROPERTY HIGHLIGHTS

PROPERTY DETAILS:

Size:	1,236 SF (Office 55% / Warehouse 45%)
Zoning (CD-360):	Allowing for a wide range of office and industrial uses. A copy of the zoning bylaw is available upon request
Parking:	Three (3) reserved stalls
Strata Fees (Monthly):	\$287.97
Property Taxes (2024):	\$10,631.23
Price:	\$1,250,000

LOCATION:

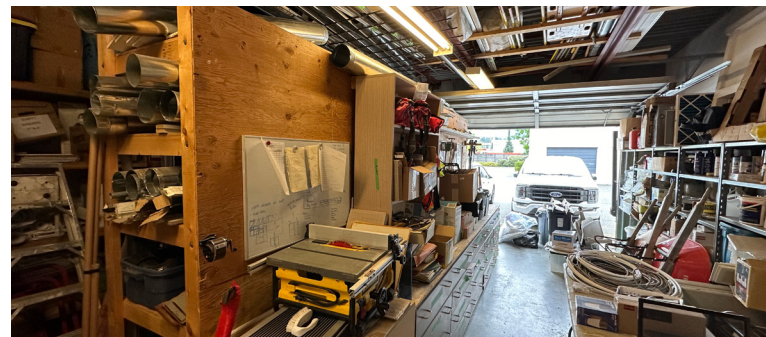
The subject property is situated on the northwest corner of Fell Avenue and Harbourside Drive in North Vancouver's only waterfront business park. The subject property is just south of Marine Drive and showcases unobstructed views of the North Shore mountains along with gorgeous views of the Downtown Vancouver skyline. It is also close to Lonsdale Quay, the Trans-Canada Highway, and Capilano Mall.

PROPERTY FEATURES:

- Open plan office layout
- Excellent street exposure
- Grade loading bay door
- Well-maintained landscaping and building

THE BUILDING:

The subject property was one of the first developments at the Harbourside Business Park and was constructed in 2005. The building offers a prominent location at the end of Fell Avenue with attractive landscaping and architecture. The subject property offers excellent street appeal with great exposure to Harbourside Drive.



CONTACT INFORMATION:

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