

2,547 SF HIGH CEILING WAREHOUSE STRATA UNIT



FOR SALE

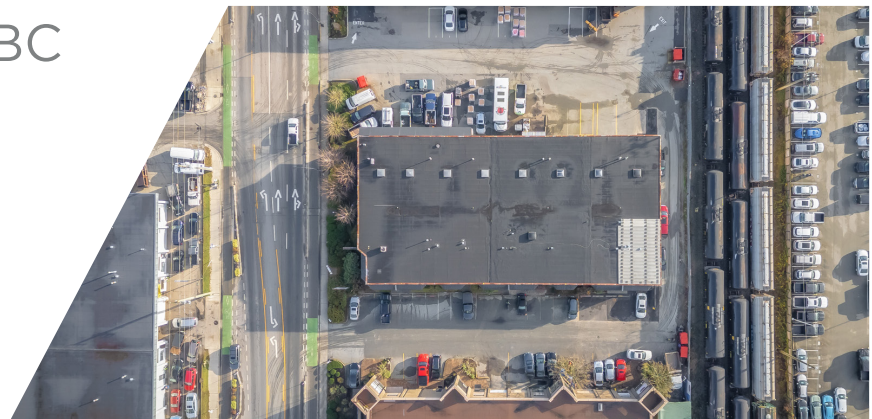
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W 1ST
STREET

North Vancouver, BC



CUSHMAN &
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LOCATION

The property is located in a vibrant and industrial-commercial district near the Harbourside Waterfront Business Park. This area is known for its mix of warehouses, office spaces, and local businesses, catering to a variety of industries. Situated just off the Marine Drive corridor, the location offers easy access to public transportation and major roadways, including the Trans-Canada Highway and the Lions Gate Bridge, making it a convenient spot for both commuters and freight logistics.

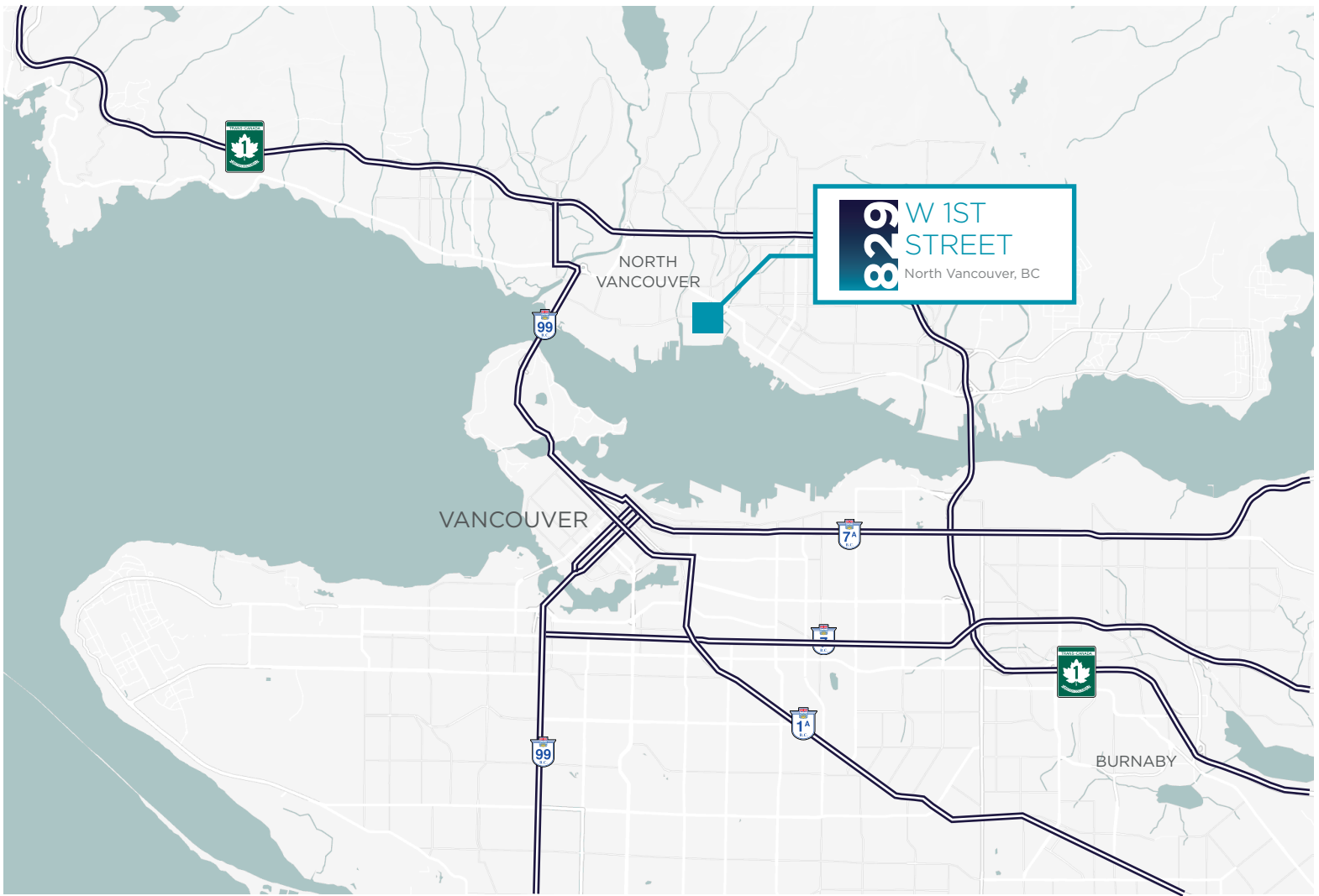
PROPERTY FEATURES

- Significant capital upgrades
- High ceiling warehouse space
- Second floor office mezzanine
- Electric loading bay door

PROPERTY DETAILS

UNIT SIZE:	2,547 SF
ZONING:	M-5 Light Industrial
PARKING:	Three (3) reserved stalls
STRATA FEES (MONTHLY):	\$400
PROPERTY TAXES (2024):	\$16,312.07
PRICE:	\$1,995,000





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W 1ST
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