

FOR SALE
UNIT 8
801 WEST 1ST STREET
NORTH VANCOUVER, BC



PRICE REDUCED



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FOR SALE

UNIT 8

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LOCATION

Centrally located warehouse strata complex on West 1st Street and Fell Avenue, just north of the Harbourside Business Park & North Shore Automall. The property is easily accessible from all points on the North Shore.

FEATURES

- Attractively landscaped building
- Concrete tilt-up construction
- High ceiling warehouse
- Grade level loading door
- Visitor parking

AVAILABLE AREA

Warehouse	1,864 sf
Second Floor Office	986 sf
Total Area	2,850 sf*

* not including 365 sf of permitted mezzanine storage

ZONING

M-5 - Light Industrial

PARKING

3 designated parking stalls

ASKING PRICE

~~\$2,565,000~~ \$2,365,000

STRATA FEES

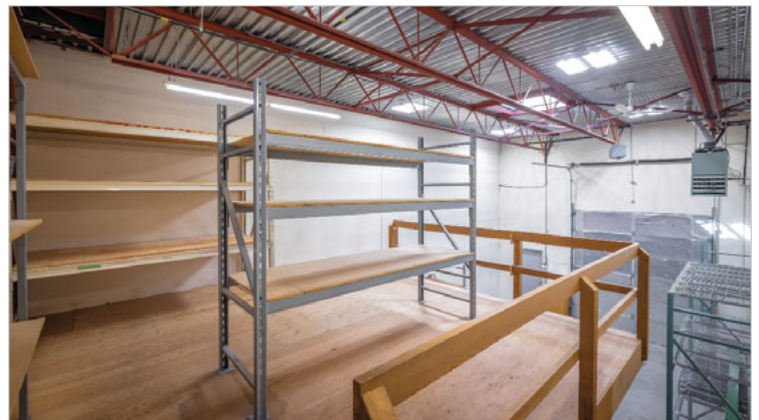
\$1,083.33 per month

PROPERTY TAXES (2023)

\$11,287.38

POSSESSION

Vacant



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