

# 165 RIVERSIDE DRIVE WEST NORTH VANCOUVER

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**POTENTIAL FOR  
DAYCARE**

**FOR SALE**

**HIGH EXPOSURE INDUSTRIAL SITE  
MAPLEWOOD NEIGHBOURHOOD**

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FOR SALE | INDUSTRIAL SITE WITH REDEVELOPMENT POTENTIAL  
**165 RIVERSIDE DRIVE WEST**  
NORTH VANCOUVER, BC



**Location**

The Property is situated on the west side of Riverside Drive West, in the industrial Maplewood neighborhood of the District of North Vancouver. It is conveniently located minutes from the Second Narrows Bridge which offers quick access on and off the North Shore but also provides short travel distance to Vancouver and Burnaby via the Trans-Canada Highway.

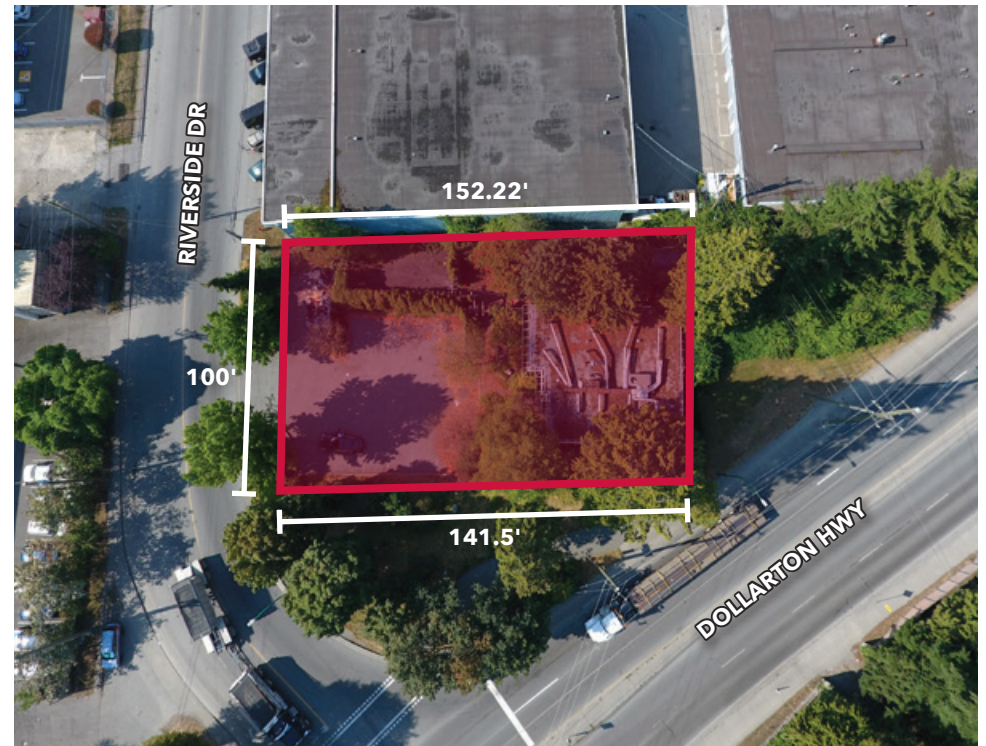
**Opportunity**

The Property is situated in the industrial sector of the Maplewood Village Centre which is seeing an abundance of new mixed-use development currently underway. The District envisions up to 1,500 new residential units and 100,000 SF of new commercial space by 2030.

Situated at the entrance of the Maplewood Neighborhood, this property with its vast amount of on-site parking, has an abundance of upside either to hold or to redevelop in the future.

**PROPERTY OVERVIEW**

Civic Address	165 Riverside Drive West, North Vancouver
Legal Address	Lot C Block 7 District Lot 193 Plan 4148
PID	011-726-466
Neighbourhood	Maplewood
Current Zoning	EZ-LI (Employment Zone - Light Industrial)
Site Area	14,676 SF
Building Size	2,325 SF
Year Built	1951
Annual Taxes	\$35,578.61 (2021)
Price	\$4,400,000

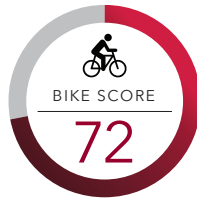
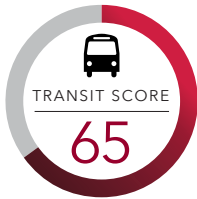


## Highlights

- ▶ Exceptional high exposure corner property
- ▶ Redevelopment potential
- ▶ Ample parking (13 stalls)
- ▶ Fenced area for outdoor storage (approximately 900 SF)
- ▶ Vacant possession
- ▶ Air conditioned building
- ▶ Wide variety of restaurant & retail amenities within walking distance

Demographics	1 km	3 km	5 km
Population	3,118	41,679	203,160
Median Age	35.8	42.1	41.4
Households	1,087	14,968	81,774
Average HH Income	\$114,459	\$142,336	\$118,698
Median HH Income	\$96,005	\$110,180	\$89,419
Total Daytime Population	8,345	37,226	178,462
Daytime Employees	7,107	18,843	87,480
Owned Dwellings	462	10,559	48,816

Source: Environics Analytics 2021 estimate



10.7 km  
TO DOWNTOWN



18 min



35 min



41 min



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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER

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