

**AVISON  
YOUNG**

**For Sale**

**1481 Charlotte Road**  
North Vancouver, BC



Subject  
Properties

100% Leased Light Industrial (I-3)  
property with owner-operator opportunity  
and future development upside

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# 1481 Charlotte Road

North Vancouver, BC

## Property details

### MUNICIPAL ADDRESS

1473, 1477, 1481 Charlotte Road, North Vancouver

### PID

006-443-184

### LEGAL DESCRIPTION

LOT F BLOCKS H, J AND K DISTRICT  
LOT 613 PLAN 9479

### LOT AREA

12,900 sf

### ZONING

Light Industrial (I-3)

### LAND USE PLAN

LIC - Light Industrial Commercial (District of North Vancouver Official Community Plan)

### POTENTIAL DENSITY

See 'Development potential' overleaf

### IMPROVEMENT

Two (2), two-storey industrial buildings, comprising gross leasable area of 10,634 sf and occupied by three (3) separate tenants currently used as warehouse storage and office space

### YEAR BUILT

1971

### ASKING PRICE

Contact listing agents



## Opportunity

Avison Young is pleased to present the opportunity to purchase a well maintained and operated I-3 zoned light industrial property that is improved with two (2), two-storey industrial buildings, comprising gross leasable area of 10,634 sf. The buildings are occupied by three (3) separate tenants, and currently used as warehouse storage and office space. The flexible tenancy terms provide the opportunity for a purchaser to occupy a portion or 100% of the building within a short period of time, or the opportunity to renew each tenant at fair market rates. The property is surrounded by an eclectic mix of flex industrial users to the west and mid-high rise residential development along Mountain Highway directly to the east and north.





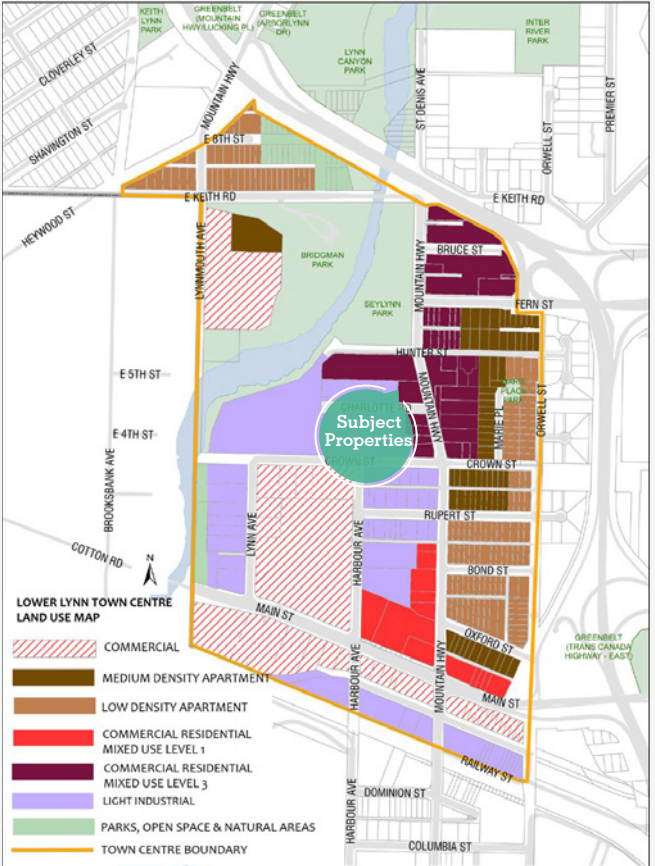
## Location

The property is in the heart of Lynn Creek (Lynnmour South) within the District of North Vancouver. It is located on the south side of Charlotte Road, one property west of Mountain Highway and a 1-minute drive to the Trans-Canada Highway (Hwy #1). Vancouver International Airport is a 40-minute drive west, Downtown Vancouver is a 15-minute drive or a 20-minute Seabus ferry service from Lonsdale Quay. Capilano University is just a 4-minute drive north, with the ski resorts of Mt. Seymour, Grouse Mountain, and Cypress Mountain all less than 30-minute drive. The immediate area surrounding the property and along Mountain Highway is well established and is seeing significant mid-high-rise development with many new residential properties added to the area under the Lynn Creek Town Centre Plan, with more than 1,500 new apartments proposed over the past 18 months.

## Development potential

The District of North Vancouver's I-3 - Light Industrial Zone allows for a multitude of uses, from automotive body shops to retail food services. I-3 Zoning is intended to accommodate a mix of clean, environmentally safe industrial and servicing uses, as well as limited office space. I-3 Zoning allows for the development of a maximum height of 40 feet, approximately 4 storeys and a floor space ratio (FSR) of 1.2x the lot area.

Under the District of North Vancouver's Official Community Plan (OCP), the subject property falls under 'Light Industrial Commercial' (LIC), and is designated predominantly for a mix of industrial, warehousing, office, service, utility, and business park type uses, including supportive uses as limited retail and limited residential. Development under this OCP does not state any FSR outline and would be on a case-by-case basis.



## Lower Lynn Town Centre land use map

Lynn Creek Town Centre Plan

*Council may, in its discretion, and with a public hearing, consider zoning bylaw amendments to permit density over and above that indicated in the table on a case by case basis where the proposed development is otherwise consistent with objectives and policies of the OCP*

<https://www.dnv.org/property-and-development/lynn-creek-town-centre>

# Amenities

## CURRENT DEVELOPMENTS & APPLICATIONS / UNIT COUNT

- |  |  |   |                                       |
|--|--|---|---------------------------------------|
| 1. 1504 Rupert St<br>70 Apartments   | 420 Mountain Hwy<br>420 Homes                            | 6. 1565 Rupert St<br>95 Apartments                        | 9. 342 Mountain Hwy<br>26 Townhomes   |
| 2. 1505 Fern St,<br>520 Mountain Hwy<br>& 1514 Hunter St<br>412 Apartments | 4. 1541 Bond St<br>65 Apartments                         | 7. 220 Mountain Hwy<br>& 1515 Oxford St<br>140 Apartments | 10. 405 Marie Place<br>140 Apartments |
| 3. 1510 Crown St &   | 5. 1553 Hunter St &<br>489 Marie Place<br>172 Apartments | 8. 267 Orwell St<br>90 Units                              |                                       |

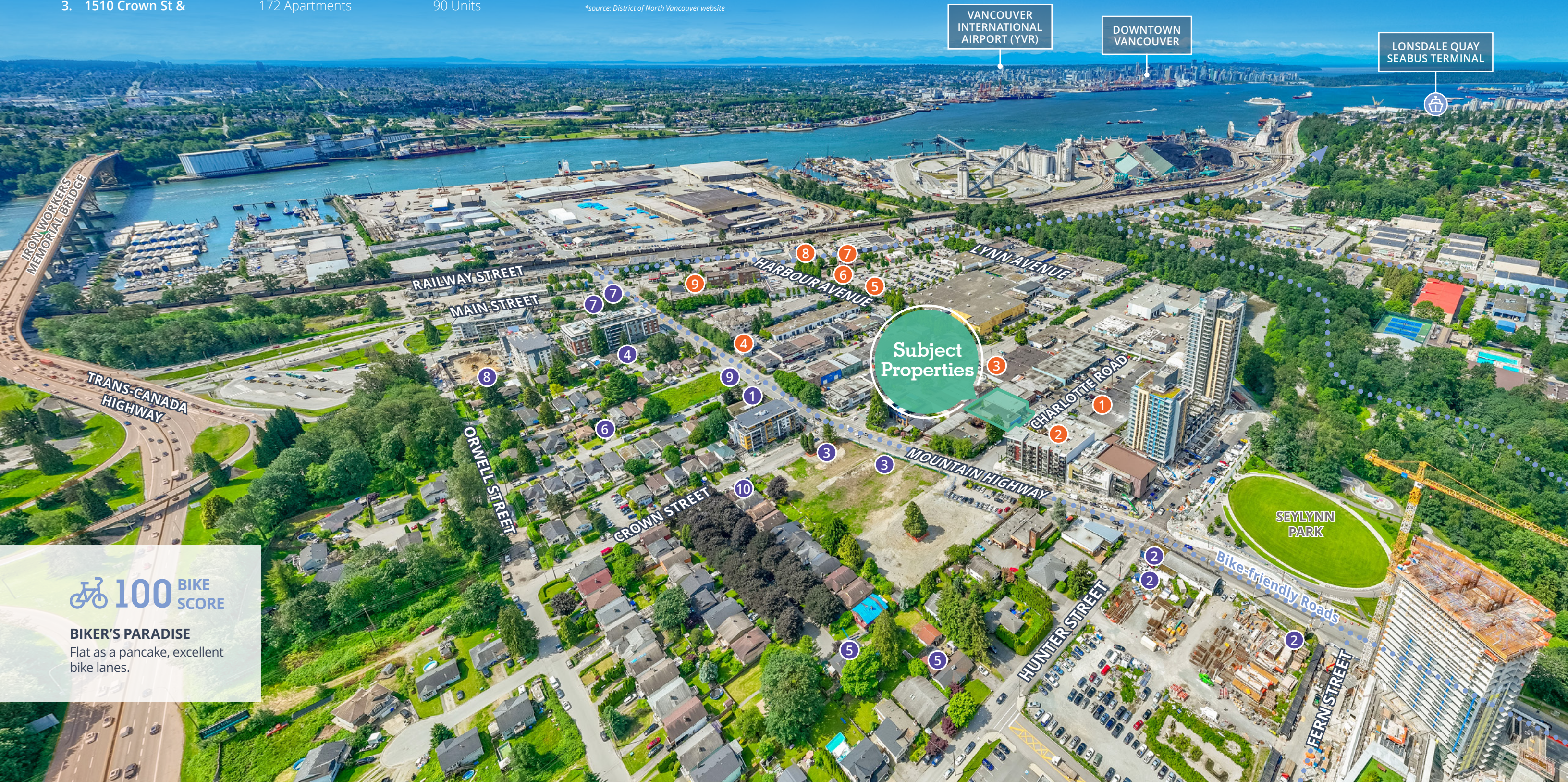
\*source: District of North Vancouver website

## RESTAURANTS & BREWERIES

- |                           |                      |
|---------------------------|----------------------|
| 1. Bridge Brewing Company | 6. Tim Hortons       |
| 2. Jenna's Ice Cream      | 7. Toby's Social Pub |
| 3. In Vacanza Pastificio  | 8. Wildeye Brewing   |
| 4. Tour De Feast          | 9. Kenaize Cafe Ltd  |
| 5. Freshii                |                      |

# Drive times

Trans-Canada Hwy	1 mins
Capilano University	4 mins
Downtown Vancouver	15 mins
Ski-resorts	30 mins
YVR Airport	40 mins



**100 BIKE SCORE**

**BIKER'S PARADISE**  
Flat as a pancake, excellent bike lanes.



## Contact us for more information

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