

**125 - 998 HARBOURSIDE DRIVE, NORTH VANCOUVER**  
NEWLY UPDATED UNIT AT HARBOURSIDE BUSINESS PARK

**FOR  
SALE**

**PRICE REDUCTION**



**WILLIAM | WRIGHT**

**RODERICK MACKAY**  
roderick@williamwright.ca  
604.428.5255





## THE OPPORTUNITY

Situated in the prestigious Harbourside Business Park on Harbourside Drive, this exceptional, newly updated unit offers both luxury and functionality. Recently refreshed with fresh paint, new flooring, and baseboards, the space also features custom millwork, including a panel-fridge and built-in coffee maker. Enhanced with electric blinds and skylight shades, the unit exudes both style and convenience. With ample parking, this unit includes three designated parking stalls and boasts two separate front entrances for added accessibility. The rear of the property is equipped with grade-level loading, making logistics and operations seamless.

## PROPERTY HIGHLIGHTS



**Prime Location**



**Newly Updated Unit with Fresh Paint and New Flooring and Baseboards**



**Two Separate Front Entrances**



**3 Parking Stalls**



**Grade-Level Loading**

# SALIENT FACTS

---

## SIZE

± 2,015 SQFT

---

## PARKING

3 Designated Stalls

---

## ZONING

CD-360

---

## PROPERTY TAXES

\$11,077.60

---

## STRATA FEES

\$317/month

---

## PID

026-150-794

---

## LEGAL DESCRIPTION

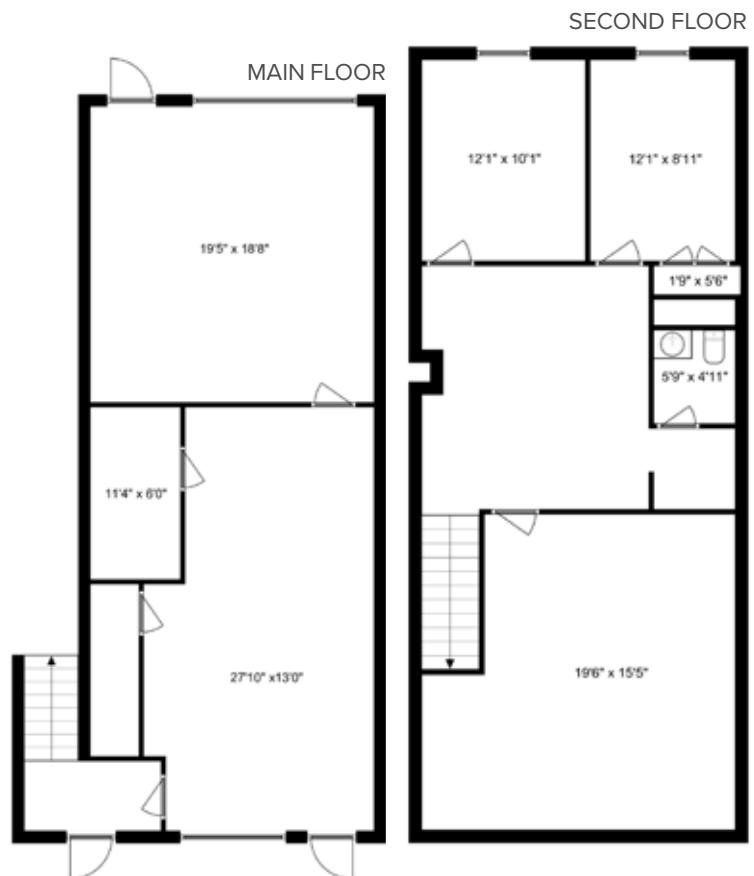
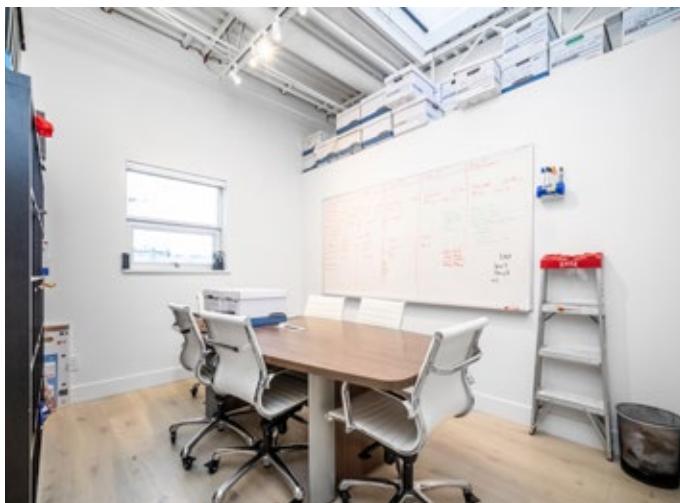
STRATA LOT 25, PLAN BCS1097,  
GROUP 1, NEW WESTMINSTER  
LAND DISTRICT, THE PUBLIC  
HARBOUR OF BURRARD INLET  
TOGETHER WITH AN INTEREST  
IN THE COMMON PROPERTY  
IN PROportion TO THE UNIT  
ENTITLEMENT OF THE STRATA  
LOT AS SHOWN ON FORM1 OR  
V, AS APPROPRIATE

---

## PRICE

\$1,688,800

Disclaimer: Measurements are approximate  
and shall be verified by the Buyer if deemed  
important.





## LOCATION & TRANSIT

Located in the heart of North Vancouver's thriving Harbourside Business Park, 998 Harbourside Drive offers a prime address for businesses seeking a blend of industrial efficiency and professional office space. Known for its easy access and proximity to major transportation routes, this location places your business within a short drive of key highways, including Highway 1 and the Lions Gate and Ironworkers Memorial Bridge, ensuring seamless connections to Downtown Vancouver, the North Shore, and beyond. Harbourside Business Park is a highly sought-after commercial hub, home to a dynamic mix of light industrial, office, and retail operations.

The area is well-served by public transit, including convenient bus routes and proximity to the Seabus terminal at Lonsdale Quay, making commuting efficient for both employees and clients.